Town Council Meeting

November 23, 2026 at 6:00 PM

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

Join Zoom Meeting: https://us06web.zoom.us/j/83966263327?pwd=tKknDKwE3iPeUTPF4bZGbLKv7XgeF6.1
Meeting ID: 839 6626 3327 | **Passcode:** 018565

AGENDA

Call the Town Council Meeting to order
Invocation
Pledge of Allegiance to the Flag

ROLL CALL
Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT
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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

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 November 9, 2026, Town Council Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 16, 2026, Town Council Workshop.

3. Consideration and Approval: **Resolution 2026-024 - Fiscal Year 2026 Final Budget Adjustment**

   A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, AUTHORIZING THE BUDGET AMENDMENT, AMENDING THE GENERAL FUND, WATER IMPACT FEE FUND, INFRASTRUCTURE FUND, BUILDING SERVICES FUND, WATER UTILITY FUND, WASTEWATER UTILITY FUND, AND POLICE RETIREMENT FUND FOR THE BUDGET YEAR 2025/2026.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

4. Consideration and Approval: **Library Board Member Appointment (Marcia Schneider)**

5. Consideration and Approval: **Resolution 2026-023 Special Election**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, ORDERING A SPECIAL ELECTION TO FILL A VACANCY ON TOWN COUNCIL.

- Mayor will read the Resolution title.
- Town Attorney will explain Resolution 2026-023.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Motion to approve Resolution 2026-023.
- Council Discussion.
- Roll Call Vote.

6. Consideration and Approval: **Appointment to fill vacated Town Councilor Seat 4** (Leslie Manning)

7. Consideration and Approval: (first reading) **Ordinance 2026-011 - Data Center Prohibition**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO DATA CENTERS; PROVIDING FINDINGS; CREATING SECTION 3.06.00 OF THE LAND DEVELOPMENT CODE PROHIBITING THE CONSTRUCTION OF DATA CENTERS; PROVIDING DEFINITIONS; PROHIBITING THE ACCEPTANCE, PROCESSING, REVIEW, AND APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, AND OTHER APPROVALS RELATED TO DATA CENTERS; PROVIDING EXCEPTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

- Mayor will read the Ordinance title.
- Town Attorney and Town Planner will explain Ordinance 2026-011.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Motion to approve the first reading and move to a second reading for Ordinance 2026-011.
- Council Discussion.
- Roll Call Vote.

8. Consideration and Approval: **Interim Town Manager Appointment** (John Brock)

9. Consideration and Approval: **Resolution 2026-025**

Delegating Signature Authority to the Interim Town Manager for State & Federal Grant Agreements

- Mayor will read the Resolution title.
- Town Attorney will explain Resolution 2026-025.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Motion to approve Resolution 2026-025.

- Council Discussion.
- Roll Call Vote.

10. Discussion: **Downtown Wastewater(Sewer) Connections**

11. Discussion: **Design of Commercial Buildings**

12. Discussion: **State Appropriations Requests**

13. Consideration and Approval: **Police Pension Board Appointment (5th Member) Confirmation** (Rich Lane)

14. Discussion: **Town Council Liaisons for Town Boards**

DEPARTMENT REPORTS

15. Town Manager

COUNCIL MEMBER COMMENT

16. Mayor Pro Tem Thomas

17. Councilor Colon

18. Councilor Smith

19. Councilor - Seat 4

20. Mayor Everline

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.
Topic: **Town Council Meeting**
Time: **Nov 23, 2026 06:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/83966263327?pwd=tKknDKwE3iPeUTPF4bZGbLKv7XgeF6.1
Meeting ID: 839 6626 3327
Passcode: 018565

One tap mobile

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+16465588656,,83966263327#,,,,*018565# US (New York)

Join instructions

https://us06web.zoom.us/meetings/83966263327/invitations?signature=jAquI7bcT94TAay2AAtfn9EizCdsRB4wPEGWrCFCrwE

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.

Town Council Meeting

November 09, 2026 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

Councilor Wells called the Town Council Meeting to order at 6:00 p.m.
Councilor Colon delivered an invocation.
Councilor Wells led the attendees in the Pledge of Allegiance to the Flag.

Town Clerk, John Brock Administered Oath of Office to New Town Councilors:
Rick Thomas – SEAT 1
Jonathan Colon – SEAT 2
Bradley Smith – SEAT 3

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Councilor Rick Thomas | Councilor Jonthan Colon | Councilor Brad Smith | Councilor Tim Everline | Councilor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | Sean Parks, Town Planner | Rich Lane, Chief of Police | John Batchelor, Police Lieutenant | Morgan Cates, Public Services Director | John Brock, Town Clerk / Deputy Town Manager

ADMINISTRATIVE BUSINESS

1. Consideration and Approval: **Selection of the Offices for Mayor and Mayor Pro Tempore**

   Town Manager, Sean O'Keefe, opened nominations for the position of Mayor.

   Motion made by Councilor Thomas to nominate Councilor Everline; seconded by Councilor Colon. Councilor Everline accepted the nomination. Councilor Everline was unanimously chosen to be named Mayor by roll call vote.

   Voting
   Yea: Councilor Thomas, Councilor Colon, Councilor Smith, Councilor Everline, Councilor Wells
   Nay: None

   Town Manager, Sean O'Keefe, opened nominations for the position of Mayor Pro Tem.

Motion made by Councilor Colon to nominate Councilor Thomas; seconded by Councilor Smith. Councilor Thomas accepted the nomination. Councilor Thomas was unanimously chosen to be named Mayor Pro Tem by roll call vote.

Voting
Yea: Councilor Thomas, Councilor Colon, Councilor Smith, Councilor Everline, Councilor Wells
Nay: None

Town Clerk, John Brock, immediately swore in Councilor Everline into the office of Mayor and Councilor Thomas into the office of Mayor Pro Tem.

WELCOME AND INTRODUCTION OF GUESTS

Mayor Everline recognized and welcomed former Mayor Martha MacFarlane, former Town Councilor David Miles, and Town Planner Sean Parks to the meeting.

AGENDA APPROVAL/REVIEW

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

Voting
Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
Nay: None

PUBLIC QUESTION & COMMENT

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Frances Wagler, 409 W. Central Ave. – Town resident, Frances Wagler, thanked Mayor Wells, Councilor Miles, and the other Council members for their service and welcomed Rich Lane, the new Police Chief. She commended a GFL employee for picking up shredded material that spilled onto the roadway during collection and encouraged the Town to recognize his efforts. Mrs. Wagler also announced that Virginia's Pancake Palace was open for drinks and desserts during and after the Council meeting and invited those present to stop by.

Gisela Perry, 301 Terracotta Terrace – Town resident, Gisela Perry, congratulated the newly elected Council members and called for respectful public discourse and consistent accountability among elected officials and residents. She expressed concern about personal attacks during public comment and emphasized that residents who do not speak at meetings also deserve consideration. Mrs. Perry cited Halloween festivities in Venezia as an example of community unity and encouraged the Council to address anticipated financial challenges following the passage of Amendment 3 through fiscal responsibility, factual information, and decisions reflecting the needs of the entire Town. She urged residents and Council members to set aside divisions and work together on essential services, infrastructure, and other Town priorities.

Tina St. Clair, 143 E. Central Ave. – Town resident, Tina St. Clair, congratulated the newly elected Council members and encouraged them to listen to residents and consider all sides before making decisions. She identified sewer connections, bicyclists disregarding stop signs, and pedestrian safety at SR 19 and East Central Avenue as her top priorities. Mrs. St. Clair requested additional flashing signals at the crossing, citing motorists' failure to yield to pedestrians. Mayor Everline advised that a pedestrian crossing with flashing lights was planned as part of the road resurfacing project.

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Mitzi Maxwell, 803 Camino Real Blvd. – Town resident, Mitzi Maxwell, congratulated and welcomed the three newly elected Council members, describing the transition as an opportunity for a new chapter for the community. She emphasized the importance of strong relationships among Council members, staff, and residents, along with empathy, listening, and mutual respect in government. Ms. Maxwell encouraged cooperation and the sharing of ideas, talents, and experiences to address challenges and shape the Town's future.

David Miles, 500 E. Camilia Way – Town resident, David Miles, congratulated the newly elected Council members and the Mayor and reflected on accomplishments and disappointments during his Council service. He expressed disappointment that street paving had not been prioritized over new fishing docks and credited previous Councils with revising the Town's land development regulations, comparing advertised home prices in developments approved under the former and revised codes. Mr. Miles emphasized that Council members represent all Town residents, including those not attending meetings, and acknowledged that their decisions would draw both support and criticism.

Robert Rider, 111 W Magnolia Ave. – Town resident, Robert Rider, reflected on his approximately 25 years as a resident and expressed concern about the effects of growth on the Town's small-town character. He raised traffic safety concerns at SR 19 and Palm Avenue, requested information about FDOT's plans for the intersection, and asked for clarification regarding the Town's future direction.

Steve Kondo, 115 E. Croton Way – Town resident, Steve Kondo, congratulated the newly elected Council members and urged them to deliver results while preserving the Town's small-town character. He expressed concern about ongoing development and emphasized accountability to residents. Mr. Kondo also questioned the need for a Town Manager in a small municipality and requested an explanation of the position's cost and value to the Town.

CONSENT AGENDA

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2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 26, 2026, Town Council Meeting.

   Motion made by Councilor Colon to approve the Consent Agenda; seconded by Councilor Smith. Motion approved unanimously by voice vote.

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

   Mayor Everline thanked Councilor Wells for his two years of service as Mayor, his fellow Council members for selecting him as Mayor, and residents for electing him to the Council. He pledged to preserve the Town's beauty and history, promote transparency and resident participation, hold monthly community meetings, encourage unity through Town events, and shorten Council meetings, with a goal of adjourning by 8:00 p.m. Mayor Everline then moved to terminate the Town Manager's (Sean O'Keefe's) contract effective immediately. The motion received a second from Councilor Colon, and Mayor Everline opened public comment specifically on the proposed termination.

   David Miles, 500 E. Camelia Way – Town resident, David Miles, opposed the proposed termination of the Town Manager, emphasizing that the Council was responsible for Town policy decisions and that staff should not be blamed for those decisions. He credited the Town Manager's work and improvement during his tenure and expressed concern that immediate termination would deepen community divisions and appear retaliatory. Mr. Miles also suggested that one Council member should recuse himself because of unspecified past events and urged the Council to retain the Town Manager.

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Tina St. Clair, 143 E Central Ave. – Town resident, Tina St. Clair, supported the motion to terminate the Town Manager's contract, stating that she believed the action was needed and reflected residents' expectations in electing the new Council members.

Alan Hayes, 111 Island Dr. – Town resident, Alan Hayes, stated that Town staff should represent residents' interests and ensure compliance with the Town Charter, land development code, and municipal ordinances. He cited a perception that developers receive expedited treatment through Town Hall and supported staffing changes to address those concerns. Mr. Hayes also urged the Council to base hiring on current needs rather than projected growth, adding positions as growth occurs and resources permit.

Councilor Wells objected to considering the Town Manager's termination without prior placement on the agenda, citing transparency concerns and the newly elected Council members' lack of a working relationship with the Town Manager. He stated that adding the item required a four-fifths vote. Town Attorney, Heather Ramos, advised that the Council's rules of order required a supermajority vote of Council members present to transact business not specified on the agenda. Town Attorney Ramos stated that a separate agenda amendment was unnecessary because the termination motion required supermajority (four-fifths vote) affirmative votes.

Councilor Smith supported a leadership change, citing concerns about morale, staff resources devoted to the Howey Mansion parking issue, and the Town Manager's performance evaluation ratings. He also questioned Town spending on Palm Avenue parking changes but acknowledged Mr. O'Keefe's clarification that FDOT had performed the work. In response to Councilor Wells' question about succession, Mayor Everline stated that an Interim Town Manager would serve while a replacement was recruited and that he intended to discuss the interim appointment with the Council that evening. Mayor Everline then requested a vote on the termination motion.

Motion made by Mayor Everline to terminate Sean O'Keefe contract as Town Manager, effective immediately; seconded by Councilor Colon. Motion approved by a four-fifth, supermajority vote.

Voting
Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Mayor Everline
Nay: Councilor Wells

Mayor Everline allowed Mr. O'Keefe time to gather his belongings and addressed rumors that the new Council intended to dismiss all Town staff. He denied any such intention, stated that the Charter did not authorize the Council to take that action, and expressed concern that the rumors were causing unnecessary distress among employees. He stated that no further staffing changes were planned until a new Town Manager was hired and could evaluate Town operations.

PUBLIC HEARING

3. Consideration and Approval: (second reading) **Ordinance 2026-007 – Fireworks**

Mayor Everline read Ordinance 2026-007 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIREWORKS; PROVIDING FINDINGS; AMENDING CHAPTER 93 OF THE CODE OF ORDINANCES RELATING TO REGULATIONS OF FIREWORKS AND PYROTECHNICS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Everline then introduced the second reading and public hearing for Ordinance 2026-007. Town Attorney, Heather Ramos, explained that the Town had amended its regulations in March 2024 to limit fireworks use to New Year's Eve, New Year's Day, and Independence Day. In July 2026, a fireworks company challenged the validity of those restrictions. Mrs. Ramos explained that the Legislature had

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imposed a moratorium in 2007 on new local regulations governing fireworks sales and use. Because the Legislature had not enacted the legislation necessary to end that moratorium, it remained in effect. The proposed ordinance would bring the Town Code into compliance with state law.

Mayor Everline opened the public hearing. No public comments were offered, and the hearing was closed. There were no further Council comments, and a motion was made and seconded to approve Ordinance 2026-007

Motion made by Councilor Colon to approved Ordinance 2026-007; seconded by Councilor Smith. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
Nay: None

OLD BUSINESS

None

NEW BUSINESS

4. Consideration and Approval: **Police Pension Board Member Reappointment (Rodriguez, Purser)**

   Mayor Everline introduced the consideration of Madelyn Rodriguez and Trey Purser for reappointment to the Police Pension Board. Town Clerk, John Brock, clarified that both were current members seeking reappointment. No public comments or Council discussion were offered. Mayor Pro Tem Thomas moved to reappoint Ms. Rodriguez and Mr. Purser, noting their service on the Board, and Councilor Colon seconded the motion.

   Motion made by Mayor Pro Tem Thomas to reappoint Madelyn Rodriguez and Trey Purser to the Police Pension Board; seconded by Councilor Colon. Motion approved unanimously by voice vote,

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

5. Discussion: **The Town of Howey-in-the-Hills' Code of Core Values for Civility and Ethics**

   Motion made by Mayor Everline to table this agenda item to a future Town Council meeting; seconded by Mayor Pro Tem Thomas. Motion approved unanimously by voice vote.

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

6. Consideration and Approval: **December 2026 Town Council Meeting Schedule**

   Motion made by Councilor Smith to cancel the second December 2026 Town Council meeting; seconded by Councilor Colon. Motion approved unanimously by voice vote.

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

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7. Discussion: **Selection of Date for New Councilor Orientation Workshop**

   Monday November 16, 2026, at 6:00 p.m. was selected to conduct the New Councilor Orientation Workshop.

8. Consideration and Approval: **Selection of Heartland League of Cities Board of Directors Member and Alternate Member**

   Motion made by Mayor Pro Tem Thomas to appoint Councilor Smith as the Town's Board of Director Member to the Heartland League of Cities, with Councilor Colon as the alternate member; seconded by Councilor Wells. Motion approved unanimously by voice vote.

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

9. Consideration and Approval: **Selection of Lake-Sumter Metropolitan Planning Organization (MPO) Representative**

   Motion made by Mayor Pro Tem Thomas to select Mayor Everline as the Town's representative to the Lake-Sumter Metropolitan Planning Organization, with Councilor Smith as the alternate; seconded by Councilor Colon. Motion approved unanimously by voice vote.

   Voting
   Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
   Nay: None

10. Consideration and Approval: **Addendum to First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting for Compliance with HB 399 (2026)**

    Mayor Everline introduced consideration of an addendum to the First Amendment to the interlocal agreement among Lake County, the Lake County School Board, and municipalities regarding school facilities planning and siting. Town Attorney, Heather Ramos, explained that the existing agreement establishes coordination procedures for school property acquisition and construction. The addendum adds three sentences on the second page requiring coordination between the School Board and local governments regarding public access, school easements, and rights-of-way to comply with new statutory requirements. No public comments were offered. Following clarification that the changes addressed statutory requirements, Mayor Everline requested a motion for approval.

    Motion made by Councilor Colon to approve the Addendum to First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting for Compliance with HB 399 (2026); seconded by Councilor Smith. Motion approved unanimously by roll call vote.

    Voting
    Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, Councilor Wells, Mayor Everline
    Nay: None

DEPARTMENT REPORTS

11. Town Hall

    This report was included with the meeting's packet.

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12. Police Department

    This report was included with the meeting's packet.

13. Code Enforcement

    This report was included with the meeting's packet.

14. Lake County Fire Rescue

    This report was included with the meeting's packet.

15. Public Services Department

    This report was included with the meeting's packet.

16. Parks & Recreation

    None

17. Library / Community Events

    This report was included with the meeting's packet.

18. Town Attorney

    None

19. Finance Manager

    This report was included with the meeting's packet.

20. Town Manager

    Town Clerk, John Brock, reminded the Council that the orientation workshop was scheduled for Monday, November 16, at 6:00 p.m. He announced the Veterans Day ceremony for Wednesday, November 11, at 11:00 a.m. at Blevins Patriot Park, with Commissioner Sabatini of the Army National Guard scheduled as keynote speaker and the high school Air Force Junior ROTC conducting the flag ceremony. Mr. Brock recognized former Councilor Arnold for his role in organizing and conducting the event. He also advised that Town Hall and the Library would be closed for Veterans Day.

    Mayor Everline proposed holding the first community forum on Monday, November 30, beginning at 6:00 or 6:30 p.m., preferably at the library to accommodate more residents. Mr. Brock stated that he would confirm the library's availability.

    The Council discussed remote participation and voting. Town Attorney, Heather Ramos, advised that a physical quorum must be present and that the seated Council should determine, at each meeting, whether extraordinary circumstances justify allowing an absent member to participate and vote remotely. She explained that vacations generally are not considered extraordinary circumstances and recommended considering the particular facts and agenda items. Mayor Pro Tem Thomas advised that he would be on a cruise during the next meeting, and Mayor Everline stated that the Council could consider his participation at the beginning of that meeting.

    Mayor Everline asked Council members to consider serving as liaisons to Town committees/boards for discussion at the next meeting. He also sought and received agreement to meet with Scott Line and Bud

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Buecher of the Central Lake CDD about participating in a workshop during a Council meeting to discuss wastewater issues.

Mayor Everline proposed speaking with Mr. Brock about serving as Interim Town Manager. Ms. Ramos clarified that the appointment required Council action. Mr. Brock explained that leaving the position vacant until the next meeting would prevent required signatures and other Town business from proceeding and offered to serve for two weeks. Mayor Everline opened this item for Public Comment.

David Miles, 500 E. Camelia Way – Town resident, David Miles, supported an immediate appointment to maintain operations.

Motion made by Mayor Pro Tem Thomas to appoint John Brock as the Interim Town Manager for the next two weeks; seconded by Councilor Colon. Motion approved with a supermajority vote, by a roll call vote.

Voting
Yea: Mayor Pro Tem Thomas, Councilor Colon, Councilor Smith, , Mayor Everline
Nay: Councilor Wells

Mr. Brock noted that the departmental reports were included in the agenda packet. Police Chief Lane commended Sergeant Monroe for closing two burglary cases and recognized Officer Corbitt for proactive traffic enforcement. Chief Lane also thanked residents for their warm welcome during his first week and encouraged them to introduce themselves when they saw him in the community.

Mr. Brock praised Chief Lane for responding to assist an Astatula officer during a domestic violence call over the weekend,

COUNCIL MEMBER COMMENT

21. Mayor Pro Tem Thomas

    Mayor Pro Tem Thomas deferred his other discussion items, noting that many would be addressed during orientation. He thanked residents for their trust and the opportunity to serve, pledging to listen, work collaboratively, ask difficult questions, and make decisions that prioritize residents' interests. He expressed optimism about the Town's future and his hope that the Council and community could work together to move Howey-in-the-Hills in a positive direction.

22. Councilor Colon

    Councilor Colon thanked everyone who voted and expressed appreciation for the opportunity to serve. He stated that he was eager to begin the work, continue listening to residents, and help shape the Town's future.

23. Councilor Smith

    Councilor Smith thanked residents for the opportunity to serve and expressed his hope that the Council would meet their expectations. He requested a future agenda item to discuss temporarily pausing the downtown mandatory sewer connection deadline while exploring grants and other financial assistance for affected property owners. He clarified that he was not seeking to rescind the connection requirement. Councilor Smith reported contacting FDEP and a Lake County engineer familiar with the OnSyte program and offered to assist further, emphasizing the financial hardship connection costs could impose on some residents.

24. Councilor Wells

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Councilor Wells stated that it had been an honor to serve the Town as a Council member and as Mayor over the previous two years and reflected on the Council's accomplishments. He expressed objections to the handling of the Town Manager's termination and other items not listed on the agenda that received 4–1 votes. He also criticized the audience's reaction to the termination. Councilor Wells then announced his immediate resignation from the Town Council, stating that he no longer wished to serve.

25. Mayor Everline

    Mayor Everline thanked his wife for her support and advice throughout their more than 50 years together. He stated that the election results reflected residents' concerns and desire to be heard. He expressed optimism about the Town's future and emphasized involving residents and drawing upon their skills and experience to benefit the community.

ADJOURNMENT

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

The Meeting adjourned at 7:48 p.m. | **Attendees: 125**

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Tim Everline, Mayor

ATTEST:

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John Brock, Town Clerk

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Town Council - New Councilor Orientation Workshop

November 16, 2026 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 Everline called the Town Council Workshop to order at 6:00 p.m.
Mayor Everline delivered an invocation.
Mayor Everline led the attendees in the Pledge of Allegiance to the Flag.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Rick Thomas | Councilor Jonthan Colon | Councilor Brad Smith | Mayor Everline

STAFF PRESENT:
Heather Ramos, Town Attorney | Sean Parks, Town Planner | Rich Lane, Chief of Police | Amanda Moldan, Library Director | Morgan Cates, Public Services Director | John Brock, Town Clerk / Interim Town Manager

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.

None

NEW BUSINESS

1. Discussion: **New Town Councilor Orientation**

   Town Planner, Sean Parks, reviewed the roles of the Comprehensive Plan and Land Development Code, explaining how future land use designations guide zoning and development standards. He discussed the Council's legislative role in comprehensive plan matters and quasi-judicial role in zoning cases, emphasizing that Council makes the decisions and should base them on clear reasons and the applicable record. Mr. Parks also reviewed periodic plan updates, statutory timelines, and limits on architectural standards. Council members were invited to contact planning staff with questions; staff noted that the planning consultant is generally available in Town Hall Tuesdays from 8:00 a.m. to noon.

Town Attorney, Heather Ramos, provided an orientation on the Town Charter and legal requirements for Council members. She reviewed the Council–Manager form of government and Council members' limits on directing staff, then discussed Sunshine Law requirements for meetings and communications, public records retention and requests, ethics and conflicts of interest, gift disclosures, financial disclosure forms, and sovereign immunity. Town Attorney Ramos cautioned Council members to verify legal information generated by AI. In response to a question, she explained that remote participation may be allowed only under the Charter's extraordinary-circumstances provision, which Council evaluates case by case; vacation alone generally does not qualify.

Interim Town Manager, John Brock, reviewed the Town's development review process, explaining that applications generally proceed from staff review by the Development Review Committee to a Planning and Zoning Board recommendation and then to Council for a decision. He outlined the Council–Manager form of government, the roles of Town departments, and procedures for submitting agenda requests and resident service concerns. Chief of Police, Rich Lane, described his priorities of community engagement, reviewing police policies and future staffing and equipment needs, and pursuing grants. Building Official, Matt Fretwell, explained the permitting and inspection process.

Public Services Director, Morgan Cates, reviewed utility and public works responsibilities and current projects, including Water Treatment Plant No. 3, the connecting water main, upgrades to the existing plant, stormwater improvements, and park work. He described an education-first approach to code enforcement. Library Director, Amanda Moldan, discussed library programs and planned services, including passport acceptance and free tax assistance.

Mayor Pro Tem Thomas suggested a January budget workshop for Council members; Mr. Brock said staff would explore scheduling one or providing individual briefings. Mr. Brock also encouraged Council members to tour Town facilities, noted vacancies on Town boards, and reviewed upcoming elected-official training and the annual civility and ethics attestation.

PUBLIC QUESTION & COMMENT

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. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

None

ADJOURNMENT

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

The Meeting adjourned at 8:24 p.m. | **Attendees: 19**

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Tim Everline, Mayor

ATTEST:

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John Brock, Town Clerk

DRAFT

Date: November 23, 2026

To: Mayor and Town Council

From: Oscar Ojeda, Finance Manager

Re: Consideration and Approval: **Resolution 2026-024 - Fiscal Year 2026 Final Budget Adjustment**

Objective:

This report asks the Town Council to approve a final budget amendment for Fiscal Year 2025-2026. Now that the year is closed, staff has compared what was actually spent to what was budgeted. A small number of accounts spent more than their budget. This amendment raises those budgets so they match actual spending.

The key point: every dollar of extra spending is matched by an equal dollar of money the Town actually received or already had set aside, such as developer fees, impact fees, permit fees, investment earnings, loan proceeds or savings. No new spending is being requested.

Florida Statue (166.241) allows a city to amend its budget up to 60 days after the fiscal year ends. For FY 2025-2026, that deadline is November 29, 2026.

Summary at a Glance:

Fund	What the money was used for	Amount	Paid for by
001 – General Fund	Town engineering, legal and consultant costs	$138,299.63	Developer fees
140 – Water Impact Fee Fund	Passing impact fees to the Water Utility for Water Treatment Plant #3	$1,875,599.25	Water impact fees
150 – Infrastructure Fund	Finger Pier 2	$39,899.97	Infrastructure Fund savings
155 – Building Services Fund	Contract building inspector	$262,146.39	Building permit fees
401 – Water Utility Fund	Water Treatment Plant #3 construction	$460,666.87	Transfer from Water Impact Fee Fund
402 – Wastewater Utility Fund	Purchase of 49.3 ERUs of wastewater capacity	$229,765.45	Line of credit
651 – Police Retirement Fund	Retiree benefit payments	$157,114.04	Pension investment earnings
Total		**$3,163,491.60**	

Details by Fund:

001 – General Fund

Account	Description	Change	Amount
322.201	Developer Fees Paid to Town	Increase Revenue	$138,299.63
513.340	Other Contractual Services	Increase Expenditure	$10,206.37
514.310	Legal Fees	Increase Expenditure	$33,569.26
515.316	Town Engineering	Increase Expenditure	$94,524.00

What happened: Three General Fund accounts went over budget:

Other Contractual Services (+$10,206.37): Mainly the Willdan impact fee and stormwater rate studies (about $34,370 for the year).

Legal Fees (+$33,569.26): Town Attorney work for Council meetings, general legal matters, employment law matters, land development reviews, and one litigation matter.

Town Engineering (+$94,524.00): Engineering review and field inspections for new developments, mainly Hillside Groves, Lake Hills and Watermark.

How it is paid for: Developers reimburse the Town for review and inspection costs on their projects. Developer Fees came in $584,428 above budget this year, so only part of that extra revenue, $138,299.63, is needed to cover all three accounts.

140 – Water Impact Fee Fund

Account	Description	Change	Amount
322.306	Water Impact Fees	Increase Revenue	$1,875,599.25
533.915	Transfer Out	Increase Expenditure	$1,875,599.25

What happened: The Town collected more water impact fees than expected, mostly from a single payment of $1,799,118.22 under the agreement with HR: Lake Hills and Toll Brothers, plus fees from new homes and businesses.

How it is paid for: Impact fees can only be used to expand the water system. The fees were moved to the Water Utility Fund to help pay for construction of Water Treatment Plant #3. Money in equals money out.

150 – Infrastructure Fund

Account	Description	Change	Amount
389.900	Use of Fund Balance	Increase Revenue	$39,899.97
541.630	Capital Outlay – Improvements	Increase Expenditure	$39,899.97

What happened: Council previously approved construction of Finger Pier 2, which was completed in September 2026.

How it is paid for: Savings already held in the Infrastructure Fund (fund balance). No new revenue is needed.

155 – Building Services Fund

Account	Description	Change	Amount
322.304	Inspection Fees Collected	Increase Revenue	$262,146.39
524.341	Contractor – Building Inspector	Increase Expenditure	$262,146.39

What happened: The Town's contract building inspector, Alpha Inspections, is paid a share (65%) of the permit fees collected. Building activity was much higher than expected, especially at the end of the year, so both permit fees and the inspector's payments went up together.

How it is paid for: The additional permit fees collected. Building activity pays for itself.

401 – Water Utility Fund

Account	Description	Change	Amount
381.131	Due from Other Funds	Increase Revenue	$460,666.87
533.633	Capital Outlay – Water	Increase Expenditure	$460,666.87

What happened: Construction and engineering for Water Treatment Plant #3 moved faster than planned this year, so Capital Outlay spending was higher than budgeted.

How it is paid for: The water impact fees transferred in from Fund 140.

402 – Wastewater Utility Fund

Account	Description	Change	Amount
384.000	Loan Proceeds	Increase Revenue	$229,765.45
535.680	Intangible Assets	Increase Expenditure	$229,765.45

What happened: In June 2026 the Town paid Central Lake CDD $263,873.32 to buy 49.3 ERUs (Equivalent Residential Units) of wastewater treatment capacity. This is recorded as an "intangible asset" because the Town purchased the right to use treatment capacity rather than a physical item.

How it is paid for: The line of credit Council approved for this purchase.

651 – Police Retirement Fund

Account	Description	Change	Amount
361.300	Investment Earnings	Increase Revenue	$157,114.04
521.490	Miscellaneous Expenses	Increase Expenditure	$157,114.04

What happened: Benefit payments to retirees were higher than budgeted, mainly because of a one-time distribution in October 2025.

How it is paid for: The pension plan's own investment earnings. This fund is separate from the General Fund, so there is no impact on taxpayers.

Fiscal Impact:

Each fund's revenue increase equals its spending increase, so the net effect on every fund is zero.

Fund	Revenue Change	Expenditure Change	Net Impact
001 – General Fund	$138,299.63	$138,299.63	$0.00
140 – Water Impact Fee Fund	$1,875,599.25	$1,875,599.25	$0.00
150 – Infrastructure Fund	$39,899.97	$39,899.97	$0.00
155 – Building Services Fund	$262,146.39	$262,146.39	$0.00
401 – Water Utility Fund	$460,666.87	$460,666.87	$0.00
402 – Wastewater Utility Fund	$229,765.45	$229,765.45	$0.00
651 – Police Retirement Fund	$157,114.04	$157,114.04	$0.00
Total	**$3,163,491.60**	**$3,163,491.60**	**$0.00**

Staff Recommendation:

Staff recommends that the Town Council approve Resolution 2026-024, the Final Budget Amendment for Fiscal Year 2025-2026.

RESOLUTION NO. 2026-024

A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, AUTHORIZING THE BUDGET AMENDMENT, AMENDING THE GENERAL FUND, WATER IMPACT FEE FUND, INFRASTRUCTURE FUND, BUILDING SERVICES FUND, WATER UTILITY FUND, WASTEWATER UTILITY FUND, AND POLICE RETIREMENT FUND FOR THE BUDGET YEAR 2025/2026.

WHEREAS, it is hereby found and determined by the Town Council of the Town of Howey–in-the-Hills, Lake County, Florida, that the following budget amendment is necessary for the Fiscal Year October 1, 2025 to September 30, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the Town of Howey-in-the-Hills for the Fiscal Year 2025-2026 are hereby adopted.

001-General Fund			
322.201	Developer Fees Paid to Town	Increase Revenue	$138,299.63
513.340	Other Contractual Services	Increase Expenditure	$10,206.37
514.310	Legal Fees	Increase Expenditure	$33,569.26
515.316	Town Engineering	Increase Expenditure	$94,524.00
140- Water Impact Fee Fund			
322.306	Water Impact Fees	Increase Revenue	$1,875,599.25
533.915	Transfer Out	Increase Expenditure	$1,875,599.25
150-Infrastructure Fund			
389.900	Use of Fund Balance	Increase Revenue	$39,899.97
541.630	Capital Outlay - Improvements	Increase Expenditure	$39,899.97
155-Building Services Fund			
322.304	Inspection Fees Collected	Increase Revenue	$262,146.39
524.341	Contractor- Building Inspector	Increase Expenditure	$262,146.39
401-Water Utility Fund			
381.131	Due from Other Funds	Increase Revenue	$460,666.87
533.633	Capital Outlay-Water	Increase Expenditure	$460,666.87
402-Wastewater Utility Fund			
384.000	Loan Proceeds	Increase Revenue	$229,765.45
535.680	Intangible Assets	Increase Expenditure	$229,765.45
651-Police Retirement Fund			
361.300	Investment Earnings	Increase Revenue	$157,114.04
521.490	Miscellaneous Expenses	Increase Expenditure	$157,114.04

DONE AND RESOLVED this 23rd day of November 2026 by the Town of Howey in the Hills, Florida.

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
By: its Town Council

_____

Tim Everline, Mayor

ATTEST:

_____

John Brock, Town Clerk

Council Member ____moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member ___and upon roll call on the motion the vote was as follows:

COUNCIL MEMBER	YEA	NAY
Mayor Everline		
Mayor Pro-Tempore		
Councilor		
Councilor		
Councilor		

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: **Library Board Member Appointment (Marcia Schneider)**

Objective:
To present Marcia Schneider's application for appointment to the Library Board for Town Council consideration.

Summary:
The Library Board consists of five members appointed by the Mayor, subject to Town Council approval. Section 18-3 of the Code of Ordinances requires at least three members to be Town residents and allows up to two members to reside in ZIP Code 34737, ZIP Code 34797, or the Royal Harbor subdivision in Tavares. Mrs. Schneider resides in Royal Harbor and is eligible under this residency provision. Board terms are two years.

Mrs. Schneider's application indicates prior service on the Library Board as secretary from approximately 2014 to 2020 and as treasurer of the Friends of the Howey Library from approximately 2013 to 2021. She has expressed interest in serving on the Library Board and lists nursing education and attendance in a business program at Tiffin University.

Fiscal Impact:
There is no fiscal impact. Library Board members serve on a voluntary basis and receive no compensation.

Staff Recommendation:
Staff presents Mrs. Schneider's application for Town Council consideration. Any appointment is at the Council's discretion and, pursuant to Section 18-3 of the Town's codes.

Thursday, November 19, 2026 at 4:30:20 PM Eastern Standard Time

Subject: Online Form Submittal: Board Application
Date: Friday, November 13, 2026 at 11:37:21 AM Eastern Standard Time
From: noreply@civicplus.com
To: Office

Caution: This email originated from outside the organization. DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Board Application

Town of Howey-in-the-Hills

Application for Boards/Committees

Name	Marcia Schneider
Physical Address	3531 Tropical Seas Loop (in Royal Harbor subdivision),
City	Tavares
State	Fl
Zip Code	32778
	(Section Break)
Mailing Address (If different than physical address)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
	(Section Break)
Florida Drivers License or ID	
Have you ever been convicted of a felony?	No
Phone Number	440-864-5090
Email Address	marciaschneider1@aol.com
	(Section Break)
Business Name	*Field not completed.*

Business Type	*Field not completed.*
Business Address	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Business Phone Number	*Field not completed.*
Position	*Field not completed.*

(Section Break)

Have you served on a Town Board(s)/Committee(s) in the past?	Yes
If Yes, which Boards and dates served	Library Board as secretary approx 2014 - 2020 would need to check previos minutes for exact date Treasurer Friends of the Howey Library approx 2013-2021
Please check Board(s)/Committee(s) that interest you.	Library Board

++ Florida Commission on Ethics requires board members to complete and submit **Form 1**, Statement of Financial Interests

Education	Registered Nurse Graduatesd from St. Lukes Hospital Schoolof Nursing, AttendedTiffin University Business program
Training or experience related to activities of boards or committees to which appointment is sought:	Board Member of the Greater Cleveland Nurses Acciation
Professional Organizations:	Before retiring I was a member of the Ohio Nurses Association and the American Nurses Association

(Section Break)

References

Reference #1	Tara Hall 352-408-1007
Reference #2	Mitzie Hubert 352-255-8876
Reference #3	Jim Steele 407-314-8413

(Section Break)

I will attend meetings in accordance with the adopted policies of the Town of Howey-in-the-Hills. If at any time my business or professional interests conflict with the interests of this Board or Committee, I will not participate in such deliberations.

In completing this application, you are acknowledging that personal information you provide is subject to Florida's Public Records Policy as stated in Chapter 119, Florida Statutes, and Article I, Section 24 of the State Constitution.

Electronic Signature Agreement	I agree.
Electronic Signature	Marcia Schneider

Email not displaying correctly? View it in your browser.

ARTICLE II. LIBRARY BOARD

Sec. 18-2. Created; authority.

There is hereby created and established a library board which shall control the operation of the library according to the authority provided to the board herein.

(Ord. No. 95-256, § 2, 7-10-95)

Sec. 18-3. Membership; appointments.

A. The library board shall consist of five members who shall be appointed, subject to the approval of the Town Council, by the Mayor. A minimum of three members must be residents of the town. Two members may be residents of one of the following areas 1) zip code 34737, 2) zip code 34797, or 3) Royal Harbor subdivision in Tavares.

B. The terms of office for members of the library board shall be two years, unless sooner removed by the council. The initial appointments, commencing July 10, 1995, to the library board shall be as follows:

   (1) Three members shall be appointed for a term of one year each; and

   (2) Two members shall be appointed for a term of two years each.

C. The absence from more than three meetings during any calendar year by a member shall be considered a forfeiture of that member's seat on the board. In that event, the Mayor, subject to the approval of the Town Council, shall appoint a new member to fill the unexpired term of the forfeiting member.

(Ord. No. 95-256, § 3, 7-10-95; Ord. No. 2013-007, § 1, 12-9-13)

Sec. 18-4. Rules of procedure.

The following rules shall apply to the library board:

A. *Meetings.* The library board shall hold meetings when necessary, or according to a schedule established by the board.

B. *Voting.* Three members of the library board shall constitute a quorum. Action of the library board shall be by majority vote.

C. *Officers.* The library board shall annually select from among its membership a chairman, a vice-chairman, and a secretary. This annual selection shall occur at the first regularly scheduled meeting of the calendar year.

D. *Chairman.* The chairman shall:

   (1) Secure a meeting place for all meetings;

   (2) Preside at all meetings;

   (3) Call special meetings as the chairman deems necessary; and

(4) Attest to the accuracy of all minutes of meetings prior to those minutes being submitted to Town Council.

E. *Secretary.* The secretary shall:

(1) Record the proceedings of all meetings of the library board;

(2) Promptly prepare minutes of the library board meetings upon their conclusion; and

(3) Ensure that notice of all meetings is properly given.

(Ord. No. 95-256, § 4, 7-10-95)

Sec. 18-5. Authority and duties.

The library board shall have the following authority and duties:

A. Creating and maintaining the library collection;

B. Creating and maintaining circulation records; and

C. Establishing and maintaining regular library hours.

(Ord. No. 95-256, § 5, 7-10-95)

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: **Resolution 2026-023 Special Election**

Objective:
To adopt Resolution 2026-023, ordering a special election to fill the vacancy on the Town Council created by Graham Wells' resignation effective November 9, 2026.

Summary:
Section 3 of the Town Charter requires a special election when a Council vacancy occurs more than 180 days before the next general election. Because the next general election is scheduled for November 8, 2028, the resolution orders a special election to fill the vacancy. It authorizes and directs the Interim Town Manager, Town Clerk, Town Attorney, and other necessary staff to coordinate with the Lake County Supervisor of Elections to schedule the election as soon as practicable, make candidate qualification packages and election information available, and submit the required documentation.

Fiscal Impact:
The cost of conducting the special election through the Lake County Supervisor of Elections is estimated to range from $20,000 to $30,000.

Staff Recommendation:
Staff recommends that the Town Council adopt Resolution 2026-023, ordering a special election to fill the Town Council vacancy and authorizing staff to coordinate the necessary election arrangements.

RESOLUTION 2026-023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, ORDERING A SPECIAL ELECTION TO FILL A VACANCY ON TOWN COUNCIL.

WHEREAS, pursuant to Section 3 of the Town Charter, when a vacancy on the Town Council does not occur within 180 days of the next general election, a special election must be held to elect a new Town Councilor; and

WHEREAS, a vacancy exists on the Town Council by reason of resignation effective November 9, 2026; and

WHEREAS, this vacancy has not occurred within 180 days of the next general election, which is on November 8, 2028; and

WHEREAS, in accordance with the Town Charter and in furtherance of the best interest of the citizens of the Town of Howey-in-the-Hills, the Town Council hereby orders a special election to be held.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, THAT:

Section 1. The above-stated recitals are hereby adopted and confirmed.

Section 2. The Interim Town Manager, Town Clerk, Town Attorney, and such officers and employees as may be necessary are authorized and directed to:

a. Coordinate with the Lake County Supervisor of Elections to schedule a special election for the purpose of filling the vacancy on the Town Council as expeditiously as possible.
b. Make available qualification packages and publish notice of the relevant qualifying dates, times, and place as well as any applicable fees.
c. Transmit all necessary documentation to the Lake County Supervisor of Elections.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town of Howey-in-the-Hills, Florida, this 23rd day of November 2026.

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
By its Town Council

By:_____
Tim Everline, Mayor

ATTEST:

_____
John Brock
Interim Town Manager/Deputy Town Manager/Town Clerk

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: **Appointment to fill vacated Town Councilor Seat 4** (Leslie Manning)

Objective:
To consider appointing Leslie Manning to temporarily fill the vacant Town Council seat created by Graham Wells' resignation, effective November 9, 2026, until the special election is held and an elected successor takes office.

Summary:
Article II, Section 3(c) of the Town Charter provides that when a Council vacancy occurs more than 180 days before the next general election, the Town Council must order an election and appoint someone to serve in the interim. The vacancy created by Mayor Graham Wells' resignation occurred more than 180 days before the next general election. Staff recommends filling the vacancy in accordance with the Charter. Selection of the appointee is at the Town Council's discretion, and staff does not recommend a specific individual.

Fiscal Impact:
The appointee would receive $150 per meeting for serving on the Town Council, up to a maximum of $300 per month.

Staff Recommendation:
Staff recommends filling the vacancy in accordance with the Charter. Selection of the appointee is at the Town Council's discretion, and staff does not recommend a specific individual.

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: (first reading) **Ordinance 2026-011 - Data Center Prohibition**

Objective:
To consider Ordinance 2026-011, which would create Section 3.06.00 of the Town's Land Development Code and prohibit data centers and associated facilities within the Town.

Summary:
Ordinance 2026-011 establishes definitions for data centers and associated facilities and prohibits their establishment, construction, expansion, intensification, or operation within the Town. It also prohibits the Town from accepting, processing, reviewing, or approving applications or issuing permits and other approvals for those uses. The ordinance provides exceptions for emergency work; certain government-owned public safety, emergency communications, and critical infrastructure facilities; public utility infrastructure not primarily serving a data center; telecommunications facilities; and ordinary accessory computer, server, network, or information technology rooms that support a lawful principal use. The ordinance would be codified in the Land Development Code and take effect upon enactment.

Fiscal Impact:
No direct expenditure is proposed by the ordinance. Staff anticipates administering the regulations within existing resources. The prohibition could affect potential development-related revenues, such as application or permit fees, but any such impact is indeterminate.

Staff Recommendation:
Staff presents Ordinance 2026-011 for the Town Council's consideration. The decision to approve or deny the ordinance is at the discretion of the Town Council.

ORDINANCE NO. 2026-011

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO DATA CENTERS; PROVIDING FINDINGS; CREATING SECTION 3.06.00 OF THE LAND DEVELOPMENT CODE PROHIBITING THE CONSTRUCTION OF DATA CENTERS; PROVIDING DEFINITIONS; PROHIBITING THE ACCEPTANCE, PROCESSING, REVIEW, AND APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, AND OTHER APPROVALS RELATED TO DATA CENTERS; PROVIDING EXCEPTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Howey-in-the-Hills, Florida, is authorized by Chapters 163 and 166 of the Florida Statutes to establish and administer land development regulations and to protect the public health, safety, and welfare of the citizens of the Town of Howey-in-the-Hills (the "Town"); and

WHEREAS, the Town Council recognizes the importance of maintaining current regulations reflecting state law and of promoting the orderly development of land within the Town; and

WHEREAS, section 163.326, Florida Statutes, recognizes that certain land uses, such as data centers and other large load customers that require substantial electric and other utility demands, present unique planning, infrastructure, and compatibility considerations; and

WHEREAS, section 163.326, Florida Statutes, provides that such considerations are to be addressed through local comprehensive planning and land development regulations adopted pursuant to Chapter 163, Florida Statutes, including as it relates to infrastructure capacity, environmental impacts, and the efficient provision of public facilities and services; and

WHEREAS, section 163.326, Florida Statutes, further provides that local governments maintain the authority to exercise the powers and responsibilities of comprehensive planning and land development regulation granted by Florida law as it relates to data centers and large load customers; and

WHEREAS, data centers and associated facilities require significant electricity, water supply, cooling infrastructure, wastewater capacity, stormwater infrastructure, backup generation, fuel storage, fire protection, emergency response planning, security infrastructure, utility infrastructure, and other public facilities and services, and these significant requirements may unreasonably burden the Town in its ability to provide such services throughout the Town; and

WHEREAS, data centers and their associated facilities present land use compatibility, infrastructure capacity, water resource, environmental, public safety, and public facility concerns regardless of whether the facilities meet any particular electric load threshold; and

WHEREAS, the Town Council has observed the proliferation of data centers throughout the country and recognizes the adverse impacts these developments create for the community and the drain on natural resources they entail; and

WHEREAS, the Town Council has determined that data centers are neither expressly allowed nor disallowed in any specific land use category or zoning district presently, but that the nature of this type of development is inherently contrary to the Town's Comprehensive Plan; and

WHEREAS, the Town Council finds that data centers and associated facilities are incompatible with the Town's present land development framework and with the orderly development of the Town; and

WHEREAS, the Town Council finds that prohibiting data centers and associated facilities within the Town is necessary and appropriate to protect the public health, safety, and welfare and to preserve the Town's authority over local land use, development compatibility, infrastructure capacity, environmental impacts, and public facilities and services.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Howey-in-the-Hills, Florida:

Section 1. Findings. The Town Council hereby adopts and incorporates the above-stated Recitals as legislative findings that support and form the basis for the adoption of this ordinance. It is in the interest of the citizens, residents, and property owners of the Town to enact the amendments to the Town's Code of Ordinances contained in Section 2 of this ordinance.

Section 2. Amendments to the Town's Code of Ordinances. Section 3.06.00 of the Land Development Code is created as follows (words that are underlined are additions; words that are ~~stricken~~ are deletions):

Chapter 3 –Environmental and Resource Protection

****

3.06.00 DATA CENTERS

3.06.01 Generally.

Any development prohibited in this Section shall be deemed completely and permanently prohibited.

3.06.02 Definitions.

For purposes of this section, the following terms shall have the meanings set forth below. Those terms undefined shall have their ordinary meanings.

Associated facility means any building, structure, equipment yard, mechanical yard, cooling facility, generator facility, battery energy storage facility, electrical equipment compound, fuel

storage facility, water treatment facility, security facility, utility yard, telecommunications facility, or other similar structure that is supportive of, functionally integrated with, or constructed and operated to support, serve, house, cool, power, secure, connect to a data center.

Colocation facility means a facility in which space, power, cooling, network connectivity, equipment racks, cabinets, cages, rooms, suites, or related infrastructure are leased, licensed, or otherwise made available to one or more third parties for the purpose of housing, operating, processing, storing, transmitting, or managing digital information or electronic equipment.

Cooling infrastructure means any equipment, structure, system, or improvement used to remove, transfer, dissipate, manage, or regulate heat generated by electronic equipment, including chillers, cooling towers, evaporative cooling systems, liquid cooling systems, air handling units, computer room air conditioning units, pumps, heat exchangers, cooling loops, water treatment equipment, and related mechanical systems.

Data center means any facility, building, structure, portion of a building or structure, campus, site, or use that primarily contains electronic equipment used to process, store, transmit, exchange, manage, or distribute digital information, and that uses environmental control equipment or cooling infrastructure to maintain conditions for the operation of such electronic equipment. The term includes, but is not limited to, enterprise data centers, cloud computing facilities, colocation facilities, hyperscale facilities, server farms, artificial intelligence computing facilities, high-performance computing facilities, cryptocurrency mining facilities, and other facilities of similar purpose and scope.

Digital information means any data, regardless of form or characteristics, that is read, processed, created by, prepared for, or stored by or on electronic equipment.

Electronic equipment means servers, computer processors, graphics processing units, artificial intelligence accelerators, data storage devices, networking equipment, switches, routers, telecommunications equipment, power distribution units, racks, cabinets, cages, or other similar equipment used to process, store, transmit, exchange, manage, or distribute digital information.

Environmental control equipment means equipment or systems used to maintain temperature, humidity, air quality, ventilation, fire suppression, power continuity, or other operating conditions necessary or desirable for electronic equipment, including cooling infrastructure, backup power systems, uninterruptible power supply systems, fire suppression systems, humidity control systems, air filtration systems, and related monitoring or control equipment.

Telecommunications facility means infrastructure used primarily to provide telecommunications, broadband, wireless, fiber optic, cable, telephone, emergency communications, or similar communications service to the public or to a governmental entity and not primarily used as a data center.

3.06.03 Prohibited Development.

Data centers and associated facilities are prohibited within the Town limits. No person or entity

shall establish, construct, expand, intensify, operate, or seek Town approval for a data center or associated facility.

The Town shall not accept, process, review, approve, or issue any application, development approval, development order, development permit, building permit, construction plan approval, certificate of concurrency, capacity reservation, comprehensive plan amendment, rezoning, special exception, conditional use, variance, site plan approval, or other Town approval for the establishment, construction, expansion, intensification, or operation of a data center or associated facility.

3.06.04 Exceptions.

The prohibition established by this section shall not apply to:

1. Emergency work necessary to protect the public health, welfare, and safety.

2. Government-owned public safety management, emergency communications, or critical public infrastructure facilities.

3. Public utility infrastructure, provided such infrastructure is used to furnish utility service to the public generally and is not primarily designed, constructed, or operated to support, serve, power, cool, connect, or operate a data center.

4. Telecommunications facilities.

5. Ordinary computer rooms, server rooms, network closets, telecommunications rooms, or information technology facilities that are accessory to and used primarily in support of a lawful principal use on the same premises, including offices, schools, hospitals, public facilities, financial institutions, retail establishments, agricultural operations, industrial facilities, or other lawful uses, provided such facilities are not operated as a data center.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Land Development Code of the Town of Howey-in-the-Hills.

Section 4. Severability. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the Town Council of the Town of Howey-in-the-Hills on the ____ day of _____, 2026.

Town of Howey-in-the-Hills, Florida
By: Town Council

By:_____
Tim Everline, Mayor

Attest:

_____
John Brock
Interim Town Manager/Deputy Town Manager/Town Clerk

First Reading:
Advertised:
Second Reading:

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: **Resolution 2026-025 – Delegation of Signature Authority to the Interim Town Manager for State and Federal Grants**

Objective:
To consider Resolution 2026-025, authorizing the Interim Town Manager to execute state and federal grant agreements for projects previously approved by the Town Council and ratifying qualifying grant agreement actions already taken.

Summary:
Resolution 2026-025 delegates authority to John Brock, as Interim Town Manager, to execute documents needed for the Town to enter into state and federal grant agreements when the related grant projects have been approved by the Town Council. It also ratifies prior actions taken by the Interim Town Manager to execute grant agreements for Council-approved projects. The resolution cites the Town Charter provisions granting an interim Town Manager the powers of the Town Manager.

Fiscal Impact:
The resolution does not appropriate funds or create a new financial commitment. Any grant funding, required matching funds, or other financial obligations would be specific to each grant project and subject to Town Council approval of that project.

Staff Recommendation:
Staff recommends that the Town Council adopt Resolution 2026-025

RESOLUTION 2026-025

of the

Town Council

for the

Town of Howey-in-the-Hills, Florida

Delegating Signature Authority to the Interim Town Manager

for

State & Federal Grant Agreements

Whereas, as specified in Subsection 8(c) of the Charter of the Town of Howey-in-the-Hills (the "Town Charter"), the Town Manager is the chief executive officer of Town government.

Whereas, as specified in Subsection 8(e) of the Town Charter, an interim town manager appointed to fill a vacancy of the office of Town Manager shall have all those powers vested to the Town Manager by the Town Charter.

Whereas, a vacancy in the office of Town Manager exists because of termination.

Whereas, John Brock has been appointed Interim Town Manager until such time as the vacancy is filled.

Now Therefore, Be It Resolved by the Town Council of the Town of Howey-in-the-Hills, Florida:

Section 1. Signature Authority. The Town Council of the Town of Howey-in-the-Hills hereby authorizes and empowers John Brock, the Interim Town Manager the Town of Howey-in-the-Hills, to make, execute, endorse and deliver in the name of and on behalf of the Town, any and all written instruments, agreements, and documents necessary for the Town to enter into state and federal grant agreements when the state and federal grant projects have been approved by the Town Council.

Section 2. Ratification of Prior Acts. All actions previously taken by John Brock to make, execute, endorse and deliver state and federal grant agreements for state and federal grant project(s) approved by the Town Council are hereby ratified and approved by the Town Council.

Resolved this 23rd day of November, 2026

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
By: Its Town Council

By:_____
Tim Everline, Mayor

Attest:

_____

John Brock
Town Clerk & Interim Town Manager

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Discussion: **State Appropriations Requests**

Objective:
To discuss and establish the Town Council's priorities for state appropriation requests to Representative Taylor Yarkosky and Senator Keith Truenow.

Summary:
Public Services Director Morgan Cates identified several capital projects for possible state appropriation requests: WTP #1 upgrades, estimated at $1.2 million; the Howey Stormwater Improvement Program, estimated at $9 million; the North Howey Watermain Replacement Project, estimated at $5.2 million; and the Howey Mobility Plan Trail and Sidewalk Project, estimated at $10.2 million. The Town may also consider requesting funding for the Septic-to-Distributed Wastewater Treatment Systems (DWTS) Project; a cost estimate is not currently available. The Council may discuss these projects, identify its funding priorities, and provide direction on requests to submit to the Town's state representatives.

Fiscal Impact:
No immediate fiscal impact results from discussing or prioritizing potential requests. The four projects with available estimates total approximately $25.6 million. Any future Town contribution, matching funds, or ongoing costs would depend on the projects selected, the terms of any appropriation, and subsequent Council action. The cost of the Septic-to-DWTS Project has not been determined.

Staff Recommendation:
Staff recommends that the Town Council discuss the proposed projects, determine which should be prioritized for state appropriation requests, and provide direction to staff regarding preparation and submission of the requests.

Date: November 23, 2026

To: Mayor and Town Council

From: John Brock, Interim Town Manager / Town Clerk

Re: Consideration and Approval: **Police Pension Board Appointment (5th Member) Confirmation** (Rich Lane)

Objective:
To confirm Police Chief Rich Lane's appointment as the fifth member of the Municipal Police Officers' Retirement Trust Fund Board of Trustees, also known as the Police Pension Board.

Summary:
At its November 12, 2026, meeting, the Police Pension Board appointed Chief Lane as its fifth member. Section 34-6.3 of the Town Code provides that the fifth trustee is selected by a majority of the other four trustees and that, upon receiving the selected person's name, the Town Council shall appoint that person as a ministerial duty.

Fiscal Impact:
Trustees do not receive compensation for serving on the Board. They may receive expenses and per diem as provided by law. Confirming this appointment does not create a new direct fiscal impact.

Staff Recommendation:
Staff recommends that the Town Council confirm Chief Rich Lane's appointment as the fifth member of the Municipal Police Officers' Retirement Trust Fund Board of Trustees, in accordance with Section 34-6.3 of the Town Code.