

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING
HELD FEBURARY 27, 2017**

Mayor Sears called the Pre-Work Session of February 27, 2017 to order at 5:45 p.m.

Present: Mayor Sears, Mayor Pro-Tem David Nebel, Councilor Conroy, Councilor Mabry
And Councilor Scott

Also Present: Town Attorney Blom-Ramos, Town Planner Harowski, Police Chief Thomas,
Public Services Supervisor Ernest, Library Director Hall and Town Clerk Brasher.

PRE-WORK SESSION 5:45 – 6:00 p.m.

Mayor Sears gave detailed background on the proposed wastewater line which will end at Lakeshore Blvd. He said the proposed location of the list station is in the road right-of-way and a portion of the alley way in the vicinity of the 2-story building at the corner of W. Central Ave. and Lakeshore Blvd. He gave detailed background on an alternate price to run the wastewater line to the Howey Market, Dr. Clark's office, Library, Police Department and Town Hall and discussed funding sources. He said it would cost approximately \$125,000 to go under SR 19 to the gas station. **Councilor Mabry** asked for clarification on the \$125,000. **Mayor Sears** said that is the approximate cost to jack and bore under SR 19 to the gas station.

A lengthy discussion ensued regarding the Wastewater Impact Fees that would be due to the Central Lake Community Development District (CDD) for the hook-up to their wastewater system.

Councilor Conroy asked if Water Impact Fees could be used. **Town Attorney Blom-Ramos** said no as Water Impact Fees can only be used for water improvements. He said it is critical to have a financial plan for those who are going to hook-up to the wastewater line and this should also be included in the Capital Improvement Projects (CIP). **Mayor Sears** said the Town can request more appropriations from the State in next year's budget.

William Herrington asked if there was a plan for the entire Town to hook-up to wastewater lines. He said the Town needs to be careful between taxes and fees with regards to the Water Fund funding the wastewater lines. He asked if the Town has wastewater rates set and recommended speaking with the wastewater customers in advance. **Mayor Sears** said the Town does have rates set and gave details.

Councilor Conroy suggested speaking with the Lake County School Board to get the status of the septic system at the school properties.

Councilor Scott asked what the \$400,000 appropriations money will be spent on. **Mayor Sears** said to run the wastewater line down E. Central Ave. to Lakeshore Blvd.

The Pre-Work Session adjourned at 6: 17 p.m.

Mayor Sears called the Town Council Meeting to order at 6:18 p.m.

Mayor Sears led the Pledge of Allegiance to the Flag.

Lt. Roman led the Invocation.

CONSENT AGENDA

Minutes of the February 13, 2017 Town Council Meeting

Mayor Pro-Tem David Nebel, seconded by Councilor Conroy, moved to approve the Consent Agenda as presented. Motion carried 5-0 with a roll call vote.

NEW BUSINESS

Consideration and Approval of the Amendment to the Interlocal Service Boundary Agreement (ISBA) Between The City of Groveland, City of Clermont, Town of Howey-in-the-Hills, City of Leesburg, City of Mascotte, City of Minneola, and Lake County

Town Attorney Blom-Ramos gave background on this item.

Councilor Mabry, seconded by Mayor Pro-Tem David Nebel, moved to approve the Amendment to the Interlocal Service Boundary Agreement (ISBA) Between The City of Groveland, City of Clermont, Town of Howey-in-the-Hills, City of Leesburg, City of Mascotte, City of Minneola, and Lake County. Motion carried 5-0 with a roll call vote.

Consideration and Approval of Resolution No. 2017-001, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA PERTAINING TO FEES; AMENDING THE TOWN'S SCHEDULE OF FEES SET FORTH IN CHAPTER 30, ARTICLE II, SECTION 30-3 OF THE CODE OF ORDINANCES TO ADOPT AND ADD FEES TO BE CHARGED BY THE TOWN WHEN THE TOWN RECEIVES WORTHLESS CHECKS; DRAFTS, WRITTEN ORDER, DEBIT CARD AND CREDIT CARD; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Mayor Pro-Tem David Nebel, seconded by Councilor Scott, moved to adopt Resolution No. 2017-001, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA PERTAINING TO FEES; AMENDING THE TOWN'S SCHEDULE OF FEES SET FORTH IN CHAPTER 30, ARTICLE II, SECTION 30-3 OF THE CODE OF ORDINANCES TO ADOPT AND ADD FEES TO BE CHARGED BY THE TOWN WHEN THE TOWN RECEIVES WORTHLESS CHECKS; DRAFTS, WRITTEN ORDER, DEBIT CARD AND CREDIT CARD; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. Motion carried 5-0 with a roll call vote.

Discussion: Proposal to make official title change for John Ernest to Director of Public Works

Councilor Scott gave background on this item. Discussion ensued.

Town Attorney Blom-Ramos said the Public Works Director is an Executive Officer of the Town and gave background.

It was the consensus of the Town Council for a Public Works Director job description to be brought back for discussion and action on this item.

Discussion: Proposal to start construction of alleyway

Councilor Scott discussed the cost for the construction of the alleyway and said the Town needs to implement the construction. Mayor Sears said this item is not in the budget and a budget amendment would be needed.

Mayor Pro-Tem David Nebel said the proposed alleyway would be a benefit to the Howey Market and Dr. Clark's office.

Councilor Conroy suggested tying the proposed alleyway to the water and wastewater Improvements and said there should be a Master Plan, which will help coordinate the moving parts. **Mayor Sears** said this is not a budgeted item but there may be cost savings to do the project when the wastewater lines are installed. He suggested looking at this during the mid-year budget review. Councilor Conroy suggested having the construction costs at the second meeting in March so this can be discussed prior to the mid-year budget review. Mayor Sears said he should have the costs by April 1st with the wastewater project going out to bid by May.

Discussion: Appropriation of properties for further development

Councilor Scott presented handouts for property that is for sale and suggested the Town look into purchasing the property. A lengthy discussion ensued. **Mayor Sears** said SMW GeoSciences should look at the property(s) to make sure they are a good fit for the needs of the Town. **Councilor Scott** said there may be grants available for an Emergency Operations Center (EOC), which could be constructed in the same building as Town Hall and the Police Department. **Mayor Sears** said funding for an EOC is not free, a funding match is required. **Mayor Sears** said Lake County may be upgrading the fire station in Yalaha and may partner with Town on a new fire station and multipurpose building in Howey.

OLD BUSINESS

Discussion: Capital Improvement Projects

Town Planner Harowski gave detailed background on this item. He said it is a five-year Capital Improvement Project and it is adjusted as needed.

Mayor Sears said this is a working tool to figure how to fund project through grants and impact fees.

Discussion: Capital Budget Plan

Mayor Sears discussed

Discussion: Hold Town Council Meeting at the Library

Councilor Conroy gave background on this item.

It was the consensus of the Town Council to hold a Town Council Meeting at the Library.

BOARD REPORTS

Library Board Minutes of December 1, 2016 and January 5, 2017 – No comments

Parks & Recreation Advisory Board Report & Minutes – None submitted

Planning & Zoning Board Minutes of January 26, 2017 – No comments

Planning & Zoning Board and Parks & Recreation Advisory Board Joint Work Session Minutes of January 19, 2017 – No comments

DEPARTMENT REPORTS

Code Enforcement/Police Department Report – Chief Thomas said the home at 500 S. Florida Ave. is getting the new roof and gave background.

Councilor Conroy asked for an update on the boat house at Boondocks. **Mayor Sears** said there is a barge in the area and it looks like they are ready to mobilize.

Finance Report – No comments

Impact Fee Balance – No comments

Library Director Report – Library Director Hall gave details on the grant she submitted to Lake County for construction of the Library Community Room.

Public Services Report – Councilor Scott gave background on the lack of service and reliability from the DFS system and asked what it will take to replace it. **Mayor Sears** said it will cost \$122,000 to replace the DFS system and discussed the funding of the replacement.

Public Services Supervisor Ernest gave detailed background on how the DFS system continues to call out the on-call person out by reporting a problem and the problem reported is that the DFS System is not working properly. He said the water tank will be cleaned next week and gave details. He further said the priorities are the hydraulics issues and DFS issues. **Mayor Sears** said the DFS system problems are program problems and he is working on getting them resolved. A lengthy discussion ensued.

Town Hall Report – No comments

MAYOR AND COUNCIL COMMENTS

Mayor Sears – No comments

Mayor Pro-Tem David Nebel – No comments

Councilor Conroy – No comments

Councilor Mabry – No comments

Councilor Scott introduced Tony with Tony's Electronics who installed the new sound system. Tony gave background on what he installed. The Town Council and Staff thanked Tony.

PUBLIC COMMENTS

Ed Smith, 308 N. Palm Ave., voiced his concerns with the DFS system. He asked the Town Council to consider giving the title of Public Works Director to Public Services Supervisor John Ernest and a Salary consideration.

The meeting adjourned at 7:30 p.m.

Chris Sears, Mayor

ATTEST:

Brenda Brasher, MMC
Town Clerk