

MINUTES OF THE HOWEY IN THE HILLS TOWN COUNCIL  
HELD AUGUST 24, 2020

Mayor MacFarlane called the Town Council Meeting of August 24, 2020 to order at 6:00p.m.

Mayor MacFarlane led the Pledge of Allegiance to the Flag and moment of silence.

**LOCAL PLANNING AGENCY-PUBLIC HEARING**

Evaluation and Appraisal Report (EAR)Based Amendments to the Town's Comprehensive Plan [The Town Council sitting as the Local Planning Agency makes Recommendations to the Town Council regarding the proposed amendments to the Comprehensive Plan]. ORDINANCE NO. 2020-003: AN ORDINANCE OF THE TOWN OF HOWEY-IN-THEHILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN AND AMENDING THE TOWN'S ZONING MAP FROM PUD ("PLANNED UNIT DEVELOPMENT RESIDENTIAL") TO "LIGHT INDUSTRIAL," AND APPROVAL OF CONDITIONAL USES FOR A GARDEN CENTER AND OUTDOOR STORAGE AND DISPLAY, ALL FOR A 1.987-ACRE PARCEL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF REVELS ROAD AND STATE ROAD 19, LEGALLY DESCRIBED AS E 262 FT OF N ½ OF GROVE LOT 3 LYING W OF SR 19-LESS S 907 FT (ORB 1277, PG 1519; ORB 4567, PG 1870) PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

**Local Planning Agency Representative Gallelli** asked about the screened enclosure conditions. It was noted there is not a detailed site plan as of yet.

**Town Planner Harowski** said a traffic review was done using the ITE Trip Generation Manual and it showed a mild/modest traffic flow.

**Local Planning Agency Representative MacFarlane** believes a call to FDOT to inquire about a traffic study and will work with Chief Thomas.

**Local Planning Agency Representative Conroy** suggested FDOT and the possibility of a traffic circle rather than traffic light and squaring the intersection.

**CITIZEN COMMENTS**

**Sharon Couture, 412 East Revels** asked for clarification of the property size relevant to the trucks and equipment. She expressed her concern about noise and also a turn lane from SR 19.

**Douglas and Berniece Hower, 444 Bellissimo** expressed concerns about traffic safety and the speed limit.

**Local Planning Agency Representative Conroy** seconded by, **Local Planning Agency Representative Gallelli** moved as the agency to discuss Ord 2020-003 and to approve to the Town Council. Motion passed unanimously.

Local Planning Agency meeting was closed and the Town Council meeting was called to order.

## **CONSENT AGENDA**

**The approval of the minutes and ratification and confirmation of all Town Council actions at the August 10, 2020 Town Council Meeting.**

**Councilor Nebel** seconded by, **Mayor ProTem Conroy** moved to approve the August 10, 2020 Town Council meeting minutes. Motion passed 4-0 with a roll call vote.

## **NEW BUSINESS**

**Discussion and Action: Replacing the Library lights.**

**Mayor MacFarlane** explained the current problems with the library lights and quotes to purchase new lights.

**Councilor Gallelli** asked if someone has spoken with the electricians about what Mr. Hower suggested regarding replacement.

**Councilor Nebel** provided background about the light requirements by the county for the library and that it is public use.

## **CITIZEN COMMENTS**

**Douglas and Berniece Hower, 444 Bellissimo** was concerned about the cost of the lights and what they were replacing for the quoted cost.

**Councilor Nebel** seconded by, **Councilor Gallelli** moved to approve replacement of the Town Library lights. Motion passed 4-0 with a roll call vote.

**Discussion and Action: Town Clerk**

**Mayor MacFarlane** discussed the latest candidate for the Town Clerk position and her prior experience. She is not a certified Town Clerk but has a very robust skill set pertaining to the role. The Town Council and Department Heads all met with the candidate.

**Mayor Pro-Tem Conroy** was impressed with her qualifications and her degree. He also suggested assigning a mentor to her to assist with learning the Town Clerk role.

**Councilor Nebel** was impressed with her qualifications and experience.

**Councilor Gallelli** shared the candidate said she was a people person and multi-tasker. She also expressed the candidate sounded positive and willing to get the job done.

### **CITIZEN COMMENTS**

None

**Councilor Nebel** seconded by, **Mayor ProTem Conroy** moved to approve extending the Town Clerk offer to Ms. Chinama. Motion passed 4-0 with a roll call vote.

### **OLD BUSINESS**

**Second Reading and Adoption Ordinance No.2020-004:** AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO THE COMPENSATION OF THE MAYOR, MAYOR PRO TEMPORE AND TOWN COUNCIL MEMBERS; REVISING THE COMPENSATION TO BE PAID TO THE MAYOR, MAYOR PRO TEMPORE AND COUNCILORS IN SECTION 42-10 OF THE TOWN'S CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

A. The Mayor shall receive compensation in the amount of \$250.00 per Town Council meeting, workshop, or specially called meeting attended by the Mayor. The Mayor's compensation shall not exceed \$500.00 per calendar month.

B. The Mayor Pro Tempore shall receive compensation in the amount of \$125.00 per Town Council meeting, workshop, or specially called meeting attended by the Mayor Pro Tempore. The Mayor Pro Tempore's compensation shall not exceed \$250.00 per calendar month.

C. A Town Councilor shall receive compensation in the amount of \$100.00 per town council meeting, workshop, or specially called meeting attended by a Town Councilor. A Town Councilor's compensation shall not exceed \$200.00 per calendar month.

### **CITIZEN COMMENTS**

None

**Mayor ProTem Conroy** seconded by, **Councilor Nebel** moved to approve and adopt Ordinance No.2020-004. Motion passed 4-0 with a roll call vote.

**Second Reading and Adoption Ordinance No.2020-003:** AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN AND AMENDING THE TOWN'S ZONING MAP FROM PUD ("PLANNED UNIT DEVELOPMENT RESIDENTIAL") TO "LIGHT INDUSTRIAL," AND APPROVAL OF CONDITIONAL USES FOR A GARDEN CENTER AND OUTDOOR STORAGE AND DISPLAY, ALL FOR A 1.987-ACRE PARCEL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF REVELS ROAD AND STATE ROAD 19, LEGALLY DESCRIBED AS E 262 FT OF N ½ OF GROVE LOT 3 LYING W OF SR 19- LESS S 907 FT (ORB 1277, PG 1519; ORB 4567, PG 1870) PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

**Town Planner Harowski** said this is for conditional use and will be brought back to Planning and Zoning.

### **CITIZEN COMMENTS**

**Berniece Hower, 444 Bellisimo** asked if the traffic study would be completed prior to building.

**Jamie Troyer, 224 Messina** asked if the planning and zoning meetings are open to the public.

*Councilor Gallelli seconded by, Councilor Nebel moved to approve and adopt Ordinance No.2020-003. Motion passed 4-0 with a roll call vote.*

### **Discussion and Action: 211 E. Laurel Avenue property.**

**Mayor MacFarlane** discussed the previous suggestion of a market analysis. She also shared Ms. Wagler provided comparable properties and that the property is worth approximately \$40,000. She also shared there is a current problem with the title and shared the expense to clear the title.

**Mayor ProTem Conroy** shared background about the property and the 5 year wait to clear the taxes owed to both the town and county.

### **CITIZEN COMMENTS**

**Douglas Hower, 444 Bellisimo** asked if there is an ordinance that restricts the sale of the property since there is not a clear title.

**Fran Wagler, 409 W. Central** shared the town could wait 3 years and the title will clear or it could be sold and include the cost of about \$6,000 to clear the title.

**Sal Gallelli, 1104 N. Tangerine** asked if the septic tank was removed and sealed.

**Mayor ProTem Conroy** seconded by, **Councilor Nebel** moved to list the property with an asking price for \$45,500 and require the Mayor to bring any offers less than 10% below asking price to the Town Council. Motion passed 4-0 with a roll call vote.

**Discussion and Action: Beasley Construction for backup service provider utility and stormwater.**

**Mayor MacFarlane** provided clarification about the backup for utility infrastructure services.

**Councilor Nebel** seconded by, **Councilor Gallelli** moved to approve signing the contract with Beasley Construction. Motion passed 4-0 with a roll call vote.

**Stormwater Management: Ordinance 2019-002 review**

**Mayor MacFarlane** read the ordinance and explained the importance of health and safety. She shared reminders for safety from the ordinance and referenced Howey.org as a resource

## REPORTS

**Town Hall** – Mayor MacFarlane shared the staff health benefit work was completed and they are still working on the budget. Final budget hearing set for September 23, 2020 at 5:05pm.

**Finance** – continued work on the budget. All Department Heads have access to Black Mountain for their real time budget information.

**Police Department** – Chief Thomas reminded everyone about hurricane season and be aware and prepared. He noted the earlier conversation about SR 19 and Revels and will reach out to Mayor MacFarlane.

**Public Services** – no comments.

**Code Enforcement** – Officer Brown provided a report to the Town Council. He reported things were going well and most residents were compliant. He reported since February he's opened between 75-80 code cases and since July approximately 66 of them have been closed. He thanked the residents for their cooperation and working together.

**Library** – Fran Wagler shared the library is close to completion. They are connecting power and then the floor will be installed. Furniture is due to be delivered on August 31, 2020. She gave an update about the Howey Library Foundation and shared Mayor

ProTem Conroy is assisting with a new television for the library. The library is also having a mask contest and still collecting donations for school supplies.

She shared about the group Howey Good Neighbors and about having packets available to all residents with information. She also mentioned the blankets for homeless drive sponsored by Emma

**Town Attorney** – No comments.

**Council Members:**

**Mayor Pro-Tem Conroy** he shared the vision to provide a 65” TV to the library. He is working with a group of friends for this project. He also asked if there was a timeframe for the water study.

**Councilor Nebel** commented he was previously opposed to the pay cut for Town Council but supported it this evening.

**Councilor Gallelli** asked if the Chief was working on the golf cart crossing project with DOT. She also asked if the street sign cleaning with the Boy Scouts was still possible. She also thanked everyone for attending the meetings and expressed how important it is for residents to attend.

**Mayor MacFarlane** provided an update for the temporary replacement of Town Council Seat 1 and shared there had only been one applicant thus far.

**CITIZEN COMMENTS**

**Sal Gallelli, 1104 N. Tangerine** congratulated the Town Council for their work in lowering the millage rate.


**David Miles, 33 Camino Real** complemented the Mayor in her work.

**Fran O'Keefe Wagler, 409 West Central** responded (to Councilor Gallelli's question) the Boy Scouts are available to help with any projects.

**Vance Jochim, 12619 Milwaukee Avenue** congratulated the Town Council on the salary reduction and inquired if there was a recording of the meeting.

The Meeting adjourned at 7:30 p.m.

ATTEST:

  
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Leanda Chinama  
Town Clerk

  
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Martha MacFarlane, Mayor