



## Town Council Wastewater Workshop

December 17, 2024 at 2:00 PM

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

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### AGENDA

Mayor Wells called the Town Council Meeting to order at 2:03 p.m.  
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.  
Councilor Reneé Lannamañ delivered an invocation

#### ROLL CALL

Acknowledgement of Quorum

#### MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

#### STAFF PRESENT:

Sean O'Keefe, Town Manager | Tom Wilkes, Town Attorney | Rick Thomas, Police Chief | John Brock, Deputy Town Manager / Town Clerk

#### NEW BUSINESS

1. Discussion: **Wastewater Options**

The Town Manager, Sean O'Keefe, began with an in-depth review of historical wastewater service agreements that the Town had executed with the Central Lake CDD from 2007 and 2012. Discussions centered on integrating these agreements into a unified framework, with the introduction of an amended and restated agreement aimed at streamlining regulations for all developments. A comparison document prepared by Town Attorney, Tom Wilkes, was shared, highlighting changes made by the CDD and their attorneys, along with a right-of-first-refusal document for consideration.

The meeting included a review of PowerPoint materials, and a service area map related to wastewater management. Key issues discussed included Contributions In Aid of Construction (CIAC) fees, which are determined by the CDD, and the estimated \$13 million expansion costs that developers are expected to cover. Historical concerns from a 2021 agreement were revisited, particularly the need for rate studies and service exclusivity. The current document included 11 points that require further council discussion, emphasizing the importance of addressing these issues to align with the Town's interests.

Negotiations with the Central Lake CDD regarding wastewater treatment agreements were a significant focus, particularly the exclusivity clause in the proposed contract. Council Members expressed concerns

that this clause could limit the Town's options for future developments. Councilor Lannamañ and others highlighted the need to negotiate these terms carefully to avoid long-term constraints.

The group acknowledged that, while exclusivity could be beneficial, it must be evaluated in the context of the Town's overall strategy. Additionally, concerns were raised about the financial implications of the RAM payment and the rapid depletion of existing ERUs due to ongoing residential developments.

The meeting concluded with discussions on the implications of capacity expansion for the wastewater plant and the potential need for funding if expansion is required. The current available capacity of 1,600 ERUs was seen as sufficient for existing developments, but future growth poses challenges. The group also debated the necessity of conducting a rate study to evaluate transitioning from a flat rate to a metered rate for wastewater services, weighing the costs against potential benefits. Overall, the discussions underscored the need for strategic planning and timely negotiations to address the Town's wastewater management and development goals effectively.

### **PUBLIC COMMENTS**

*Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.*

**Martha MacFarlane, 63 Camino Real** – Mrs. MacFarlane discussed the importance of not reducing the Town rate that it charges for wastewater services, as the Town's costs will only increase. Mrs. MacFarlane also stated that it was important to protect the Town's ISBA at all costs. Lastly, Mr. MacFarlane spoke about how the residents in the condos in Mission Inn were paying almost twice as much for wastewater service as residents in Venezia and Talichet.

### **ADJOURNMENT**

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

The Meeting adjourned at 4:49 p.m. | **Attendees: 15**

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Mayor Graham Wells

ATTEST:

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John Brock, Town Clerk