



MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL
HELD NOVEMBER 29, 2021

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m.
Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag.

ROLL CALL

Members Present:

Martha MacFarlane, Mayor
Ed Conroy, Mayor Pro-Tem
Rick Klein, Councilor
Marie V. Gallelli, Councilor
George Lehning, Councilor

Staff Present:

Sean O'Keefe, Town Administrator
John Brock, Town Clerk
James Southall, Public Utilities Supervisor (Virtual)
Tom Harowski, Town Planner (Virtual)
Tom Wilkes, Town Attorney (Virtual)

AGENDA APPROVAL

Motion made by Mayor Pro-Tem Conroy to approve the agenda; Councilor Gallelli seconded the motion. Motion was approved unanimously by voice vote.

CONSENT AGENDA

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 4, 2021, Town Council Workshop Meeting
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the November 8, 2021, Town Council Meeting.

Motion made by Mayor Pro-Tem Conroy to approve the consent agenda; Councilor Klein seconded the motion. Motion was approved unanimously by voice vote.

PUBLIC HEARING

3. Consideration and Approval: (First Reading) **Ordinance 2021-008**

Martha MacFarlane, Mayor, read the Ordinance 2021-008 by title only:

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
PERTAINING TO HOME-BASED BUSINESSES; AMENDING SECTION 68-2
OF THE TOWN'S CODE OF ORDINANCES AND DELETING SECTION 5.01.02
OF THE TOWN'S LAND DEVELOPMENT CODE REGARDING HOME
OCCUPATIONS TO BE CONSISTENT WITH THE NEW GENERAL LAW ON**

**HOME-BASED BUSINESSES; PROVIDING FOR SEVERABILITY,
CODIFICATION AND AN EFFECTIVE DATE.**

Mayor MacFarlane asked Tom Harowski, Town Planner, to introduce this item. Mr. Harowski explained the Ordinance and that the Planning and Zoning Board has approved of these changes to the Land Development Code.

Mayor MacFarlane opened Public Comment for this item. Seeing that there was no comment, Mayor MacFarlane closed Public Comment.

Motion made by Councilor Lehning to approve Ordinance 2021-008; Councilor Gallelli seconded the motion. Motion was approved by roll call vote.

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|-----------------------------|------------|---------------------------|------------|
| Councilor Lehning | YES | Councilor Klein | YES |
| Mayor Pro-Tem Conroy | NO | Councilor Gallelli | YES |
| Mayor MacFarlane | YES | | |

Mayor Pro-Tem Conroy explained that he voted NO for this Ordinance because he felt like the State making us do this was weakening Home Rule.

4. Discussion: **Sara Maude Mason – Continued Maintenance Schedule**

Martha MacFarlane, Mayor, asked James Southall to present on this item. Mr. Southall stated that during this time of the year the boardwalk was blown off twice a week and when that was completed, the boardwalk was examined to see if any boards needed to be replaced. There were four boards that were replaced the day of the Town Council Meeting. Mr. Southall stated that the sealing of the boardwalk was scheduled for February 2022. Mr. Southall also stated that the wooden benches at the front of the park should be taken out and that Parks and Recreation Impact fees should be used to purchase new metal benches.

Councilor Klein stated that a boardwalk maintenance schedule was needed to be created and followed.

Mayor MacFarlane opened Public Comment for this item. There was no public comment.

5. Consideration and Approval: **Reappointment of the following members to the Parks and Recreation Board**

- **Pat Miller**
- **Staci Mauro**
- **Rachel Bartolowitz**

Martha MacFarlane, Mayor, asked Town Administrator, Sean O’Keefe, to introduce this item to the Council. Mr. O’Keefe explained the rules regarding how board members are appointed. Mr. O’Keefe stated that the term of the reappointment would be two years.

Mayor MacFarlane opened Public Comment for this item. There was no public comment.

Motion made by Councilor Lehning to reappoint Pat Miller, Staci Mauro, and Rachel Bartolowitz as board member to the Parks and Recreation Board; Mayor Pro-Tem Conroy seconded the motion. Motion was approved unanimously by roll call vote.

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| Councilor Lehning | YES | Councilor Klein | YES |
| Mayor Pro-Tem Conroy | YES | Councilor Gallelli | YES |
| Mayor MacFarlane | YES | | |

6. Consideration and Approval: Resolution 2021-16

Martha MacFarlane, Mayor, read the Resolution 2021-16 by title only:

A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS RECOGNIZING THAT THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO) HAS ESTABLISHED A 2045 LONG RANGE TRANSPORTATION PLAN; AFFIRMING THE NEED FOR THE MPO TO FUND THE IMPROVEMENT OF VARIOUS PORTIONS OF STATE ROAD 19 AND OTHER ROUTES TO AND THROUGH THE TOWN; AUTHORIZING TRANSMISSION OF RESOLUTION TO LOCAL, STATE AND FEDERAL ELECTED OFFICIALS AND AGENCIES.

Mayor Pro-Tem Conroy stated that the approval of this Resolution supporting the MPO would assist the Town with acquiring transportation funding through the MPO.

Mayor MacFarlane opened Public Comment for this item. There was no public comment.

Motion made by Mayor Pro-Tem Conroy to approve of Resolution 2021-16; Councilor Gallelli seconded the motion. Motion was approved unanimously by roll call vote.

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| Councilor Lehning | YES | Councilor Klein | YES |
| Mayor Pro-Tem Conroy | YES | Councilor Gallelli | YES |
| Mayor MacFarlane | YES | | |

NEW BUSINESS

7. Consideration and Approval: Resolution 2021-17 FY21 Budget Amendment

Martha MacFarlane, Mayor, read the Resolution 2021-17 by title only:

A RESOLUTION AMENDING THE GENERAL FUND, POLICE RETIREMENT FUND, POLICE ADVANCED TRAINING FUND, IMPACT FEE FUND, WATER/SANITATION FUND, BUILDING FUND, AND INFRASTRUCTURE FUND FOR THE BUDGET YEAR 2020-2021.

Martha MacFarlane, Mayor, ask Town Administrator, Sean O’Keefe, to introduce this item. Mr. O’Keefe explained that this amended budget needed to be completed within 60 days of the adoption of the Fiscal Year 2021-2022 budget. The budget was amended to create a required Building Fund that the state mandated.

Mayor Pro-Tem stated that, in the past, Councilors had been provided with a closing budget at this time of the year. He stated that he would like it attached in the future.

Mayor MacFarlane opened Public Comment for this item. There was no public comment.

Motion made by Mayor Pro-Tem Conroy to approve of Resolution 2021-17; Councilor Klein seconded the motion. Motion was approved unanimously by roll call vote.

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| Councilor Lehning | YES | Councilor Klein | YES |
| Mayor Pro-Tem Conroy | YES | Councilor Gallelli | YES |
| Mayor MacFarlane | YES | | |

8. Discussion: Charter Review

Martha MacFarlane, Mayor, introduced this item. Mayor MacFarlane explained that she had asked Town Attorney, Tom Wilkes, to provide a few examples of Town Charters with Council-Manager forms of government (unlike the Town’s current Strong Mayor form of government). The Mayor also explained that the Town Council would soon have some Workshops on this topic, starting in January 2022 and that the Town Council would be working on getting the Charter Revisions put up for vote in the August 2022 primary elections.

Mayor MacFarlane opened Public Comment for this item.

Berniece Hower, 444 Bellissimo Place – Mrs. Hower asked what the budget for the salary of the Town Manager/Administrator would be.

Council Member Reports:

Mayor Pro-Tem Conroy

Mayor Pro-Tem Conroy wished everyone a Happy Holiday season and wanted the Mayor and Town Staff to unveil a plan for how the Town would hook adjacent residents up to the Downtown Sewer project. He would like this as a discussion point for the first meeting in January 2022.

Councilor Lehning

Councilor Lehning asked about Political Signs. Mayor MacFarlane said that Campaign signs were regulated under the Town’s Land Development Code (LDC) in section 5.

Councilor Gallelli

Councilor Gallelli stated there was a long-standing Campaign Sign supporting Anthony Sabatini in front of the Boondocks Restaurant. Councilor Gallelli also suggested the town should look at painting the parking spots on East Central just off of Highway 19.

Councilor Klein

Councilor Klein stated that he thought that the Town's landscaping along Lakeshore Blvd. needed to be improved. As an example, the Town has not edged next to the road on Lakeshore Blvd. recently.

Mayor MacFarlane

Mayor MacFarlane stated that the Town Council will only have one meeting in December on the 13th. Mayor MacFarlane also announced the Town's Christmas Festival events occurring on Friday, December 10th, at the Marianne Beck Memorial Library and Saturday, December 11th, at Griffin Park.

Public Comments

Tara Hall, Library Director, announced that the Lake County Supervisor of Election's office had contacted the library and announced that they would like to move the Town's voting precinct to the library's new LEC annex.

ADJOURNMENT

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

The Meeting adjourned at 7:10 p.m. | **Attendees: 26**

Mayor Martha MacFarlane

ATTEST:

John Brock, Town Clerk