

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
SECOND PUBLIC HEARING
MAY 4, 2026, AT 5:15 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

MEETING CALLED TO ORDER:

(Please turn off Cell phones)

Pledge of Allegiance:

Roll Call:

Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Seante Gyukeri, and Norm Fugate.

AGENDA:

Second Public Hearing Notice

The Town of Yankeetown is considering applying for the Small Cities Community Development Block Grant (CDBG) through the Florida Department of Economic Opportunity for FFY 2025. The Town is eligible to apply for up to \$3 million in the neighborhood revitalization, commercial revitalization, or housing rehabilitation categories and up to \$1.5 million in the economic development category. Construction activities funded through the CDBG Program must meet one of the following National Objectives:

1. Benefit to low- and moderate-income persons;
2. Aid in the prevention or eliminate slum or blight conditions; or
3. Meet urgent community development needs.

The types of activities that CDBG funds may be used for include constructing water, sewer and stormwater systems, repair or rehab of substandard homes, flood mitigation infrastructure, road and drainage improvements, infrastructure to support businesses, and streetscape upgrades. Additional information regarding the range of activities that could be funded will provided at the public hearing.

PUBLIC COMMENTS:

ADJOURNMENT:

POSTED: May 1, 2026

RECORDING SECRETARY
DAVID WEAVER

Town of Yankeetown

Second Public Hearing Notice

Community Development Block Grant (CDBG) Small Cities Program

Neighborhood Revitalization Category – Urgent Need

The Town of Yankeetown plans to apply to the Florida Department of Commerce for a **Community Development Block Grant (CDBG) Small Cities Grant** in the amount of **\$3,000,000** under the **Neighborhood Revitalization – Urgent Need** category.

The proposed activities and estimated funding amounts are as follows:

Activity Name	CDBG Funding	National Objective
Grant Administration	\$150,000	Urgent Need
Engineering / Design / Permitting	\$250,000	Urgent Need
Main Waterline Repairs & Replacement	\$2,500,000	Urgent Need
Construction Contingency	\$100,000	Urgent Need

The Town proposes to replace and repair existing **deteriorating ductile iron main waterlines** throughout eligible service areas within the Town limits. Many sections of the current system have experienced age-related wear, corrosion, leaks, pressure loss, and increased maintenance needs, creating an urgent need for corrective action. The proposed improvements will protect public health, safety, and welfare by restoring dependable potable water service, improving fire protection flows, reducing water loss, and increasing resiliency against future storm events and infrastructure failures. Work will include replacement of obsolete water mains, valves, fittings, and related infrastructure necessary to modernize the Town’s water distribution system.

The Town of Yankeetown does not expect that anyone will be permanently displaced as a result of these activities. If any persons are displaced, assistance will be provided in accordance with the Town’s anti-displacement and relocation policy, available for review at Town Hall.

A **public hearing** to provide citizens an opportunity to comment on the proposed application will be held at:

Yankeetown Town Hall
6241 Harmony Lane
Yankeetown, Florida

Date: May 4, 2026
Time: 5:15 P.M.

A draft copy of the application will be available for public review during normal business hours at Town Hall no later than five (5) days prior to submission. Written comments may be submitted to the Town Administrator at Town Hall or by email no later than the close of business on the stated comment deadline.

A copy of the final application will be available for review at Town Hall prior to submission to the State of Florida. The application will be submitted on or before the applicable deadline established by the State.

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the Town at least five (5) days before the hearing. If you are hearing or speech impaired, please contact the Town using the Florida Relay Service at **1-800-955-8771 (TDD)** or **1-800-955-8770 (Voice)**.

Any non-English speaking person wishing to attend the hearing should contact the Town at least five (5) days prior to the hearing so that an interpreter may be provided.

Mayor
Laurence Vorisek
Vice Mayor
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Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
FIRST PUBLIC HEARING
MAY 4, 2026, AT 5:30 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

MEETING CALLED TO ORDER:

(Please turn off Cell phones)

Roll Call:

Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Seante Gyukeri, and Norm Fugate.

AGENDA:

**First Public Hearing Notice
OF YANKEETOWN**

ORDINANCE NO. 2026-01 FLOOR AREA RATIO

AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AMENDMENTS TO THE TOWN OF YANKEETOWN COMPREHENSIVE PLAN; AMENDING CHAPTER 1 SECTIONS 1.1.2.7.2; 1.1.2.7.9; 1.1.2.7.12; 1.1.2.8.2; 1.1.2.8.3; 1.1.2.8.4; 1.1.2.9.3; 1.1.2.9.11; 1.1.2.9.12; TABLE 1-1A; NOTES 7 AND 10; AND TABLE 1-1B; AND CHAPTER TWO POLICY 2.2.2.3; PROVIDING EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE TOWN; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR APPROVAL BY REFERENDUM.

Pursuant to 166.041, Florida Statutes, the Yankeetown Council will hold their first public hearing on Ordinance 2026-01. The hearing will be held on May 4, 2026 at 5:30 PM at Yankeetown Town Hall, 6241 Harmony Lane, Yankeetown, Florida. The purpose of the hearing is to consider and take public comment on amendments to the Town of Yankeetown Comprehensive Plan. All interested parties may appear and be heard with respect to the proposed Ordinance at the public hearing. A copy of the proposed Ordinance is available for public inspection at the Office of the Town Clerk, located at Yankeetown Town Hall, 6241 Harmony Lane, Yankeetown, Florida, Monday through Friday, during regular Town Hall business hours. Persons deciding to appeal any decision made at the public hearing will need a record of the proceedings and may need to ensure that a verbatim record is made. Handicapped persons or persons with disabilities requiring reasonable accommodation to participate are encouraged to attend and should contact the Town Clerk at [\(352\) 447-2511](tel:3524472511) at least 48 hours prior to the hearing.

Published April 23, 2026.

PUBLIC COMMENTS:

ADJOURNMENT:

POSTED: May 1, 2026

RECORDING SECRETARY DAVID WEAVER

TOWN OF YANKEETOWN

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AMENDMENTS TO THE TOWN OF YANKEETOWN COMPREHENSIVE PLAN; AMENDING CHAPTER 1 SECTIONS 1.1.2.7.2; 1.1.2.7.9; 1.1.2.7.12; 1.1.2.8.2; 1.1.2.8.3; 1.1.2.8.4; 1.1.2.9.3; 1.1.2.9.11; 1.1.2.9.12; Table 1-1A; [Notes 7 and 10] and Table 1-1B; AND CHAPTER TWO POLICY 2.2.2.3 thereof PROVIDING EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS PROVISION AND RATIFICATION OF PRIOR ACTS OF THE TOWN; PROVIDING FOR CONFLICTS; CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR APPROVAL BY REFERENDUM.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA, AS FOLLOWS:

WHEREAS, the TOWN COUNCIL has considered and reviewed the proposed Comprehensive Plan amendments, and received public comments through at least two (2) public hearings on the proposed amendments; and

WHEREAS, the TOWN COUNCIL has received and considered any and all comment letters from the state and other commenting agencies; and

WHEREAS, the TOWN COUNCIL has determined that the application of "Floor Area Ratio" for purposes of limiting development of properties in Yankeetown as currently set forth in the Comprehensive Plan is insufficiently flexible and generally unhelpful and that the adoption of this Ordinance removing that concept from the Comprehensive Plan will provide for flexibility to meet the unique needs and circumstances of individual properties, and is in the best interest of the public health, safety and welfare and meets state requirements.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE YANKEETOWN TOWN COUNCIL TO ADOPT THE COMPREHENSIVE PLAN AMENDMENTS AS FOLLOWS:

CHAPTER 1 FUTURE LAND USE ELEMENT

POLICY 1.1.2.7

Neighborhood Commercial land use district

SECTIONS 1.1.2.7.2; 1.1.2.7.9; AND 1.1.2.7.12 ARE HEREBY DELETED AND REPLACED WITH THE FOLLOWING LANGUAGE (NEW TEXT IS UNDERLINED; DELETED TEXT IS LINED THROUGH):

[PROPOSED] Policy 1.1.2.7.2 Only low intensity uses are allowed. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation, and level of service.

In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a parcel. Land utilized for calculating the number of transient units shall be deducted from the parcel prior to calculating the area available for commercial retail. A Transient Unit may contain more than one bedroom; however, each bedroom shall constitute a dwelling unit for density/intensity calculations. Floor area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as air-conditioned space

[PROPOSED] Policy 1.1.2.7.9 Low intensity neighborhood hotel, motel, resorts are permitted if the following standards are met:

A. No single structure on a parcel shall exceed a gross floor space of 3,000 square feet

[PROPOSED] Policy 1.1.2.7.12 Traffic Study All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

POLICY 1.1.2.8

Commercial Water-Dependent land use district:

SECTIONS 1.1.2.8.2; 1.1.2.8.3; 1.1.2.8.4; 1.1.2.8.7; AND 1.1.2.8.14 ARE HEREBY DELETED AND REPLACED WITH THE FOLLOWING LANGUAGE (NEW TEXT IS UNDERLINED; DELETED TEXT IS LINED THROUGH):

[PROPOSED] Policy 1.1.2.8.2 Only low to medium commercial intensity uses are allowed. Impervious surface ratios shall not exceed 50% of the parcel. All development shall utilize “low impact” development practices. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation and level of service.

[PROPOSED] Policy 1.1.2.8.3 No single structure on a parcel shall exceed a gross floor space of 3,000 square feet

[PROPOSED] Policy 1.1.2.8.4 In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a parcel. Land utilized for calculating the number of transient units shall be deducted from the parcel prior to calculating the area available for commercial retail. A Transient Unit may contain more than one bedroom; however, each bedroom shall constitute a dwelling unit for density/intensity calculations. Floor Area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as a conditioned space

[PROPOSED] Policy 1.1.2.8.7 Hotels, motels, resorts: Low intensity transient lodging facilities such as hotels, motels, resort units, and Bed and Breakfast (B&B) accommodations (which are considered water-enhanced) are allowed if all of the following requirements are met:

- A. Buildings shall not exceed 3000 square feet gross floor area per building.
- B. Hotel, motel, resort, and B&B transient units shall be no larger than 500 interior square feet.

[PROPOSED] Policy 1.1.2.8.14 Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown.

Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

POLICY 1.1.2.9

Light Industrial land use district:

SECTIONS 1.1.2.9.3; 1.1.2.9.11; AND 1.1.2.9.12 ARE HEREBY DELETED AND REPLACED WITH THE FOLLOWING LANGUAGE (NEW TEXT IS UNDERLINED; DELETED TEXT IS LINED THROUGH):

[PROPOSED] Policy 1.1.2.9.3 No structure shall exceed 3,000 square feet gross floor space.

[PROPOSED] Policy 1.1.2.9.11 Floor area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as a conditioned space.

[PROPOSED] Policy 1.1.2.9.12 Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the

measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

Table 1-1A Land Use Densities and Intensities

Table 1-1A AND [NOTE 7] IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING LANGUAGE (NEW TEXT IS UNDERLINED>; DELETED TEXT IS LINED THROUGH):

[PROPOSED]

Table 1-1A Land Use Densities and Intensities - [#] denotes footnote (below table)

Land Use District	Density or transient units	Open Space %	Impervious Surface Ratio/ [11]	Height Max	Structure /Nutrient setback (feet) [5] [12]	Intensity Limits
ISResidential Env. Sensitive	1 DU/10 gross acres; 1 unit per 5 net upland acres (2 contiguous) [1]; [6]	90	10	[2]	50/150	n/a
Residential Low	1 DU per 5 [1]	85	15	35	50/50	n/a
Residential Highest	2 DU per Acre	50	50	35	50/50	n/a
Agriculture	1 DU per 20	90	10	35	50/150	n/a
Public use	N/A	25	75 [4]	35	50/50	5,000 sq. ft.

		[9]		[3]		total structure
Resource Protection	N/A	100		35	50/150	n/a
Neighborhood Commercial	4 bedrooms per acre [4] [8]	50 [9]	50	35	50/50	Traffic Study 3,000 sq. ft. total structure [4] [7] [10]
Commercial Water-dependent	2 bedrooms per acre [4] [8]	50 [9]	50%	35	50/50	Traffic Study 3,000 sq. ft. total structure [4] [7] [10]
Light Industrial	0 [8]	50 [9]	50%	35	50/50	3,000 sq. ft. total structure [4]

[PROPOSED]

[Note 7] Traffic Study All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

[NOTE 10] AND Table 1-1B ARE HEREBY DELETED:

[PROPOSED]

- Section 3. Savings Provision; Ratification of Prior Actions.** The prior actions of the Town Council and its agencies in enacting and causing amendments to the Comprehensive Plan of the Town of Yankeetown, as well as the implementation thereof, are hereby ratified and affirmed.
- Section 4. Severability.** If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity of the Ordinance or effect of any other action or part of this Ordinance.
- Section 5. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 6. Codification/Instructions to Code Codifier.** It is the intention of the Town Council of the Town of Yankeetown, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the codified version of the Town of Yankeetown Comprehensive Plan and/or the Code of Ordinances of the Town of Yankeetown, Florida by adding a new Property Rights Element to the Comprehensive Plan.
- Section 7. Charter Referendum prior to Second Reading.** Pursuant to the home rule powers grandfathered by Florida Statutes in Town of Yankeetown Charter Section 11. "Voter approval is required for approval of comprehensive land use plan or comprehensive land use plan amendments affecting more than five parcels except for amendments to the capital improvements element of the comprehensive plan, including annual updates to the capital improvement schedule. Amendments to the capital improvements element of the comprehensive plan, including annual updates to the capital improvement schedule shall not require voter approval. A comprehensive plan or comprehensive amendment, (both as defined in Florida Statutes Chapter 163), shall not be adopted by the town council until such proposed plan or plan amendment is approved by the electors in a referendum as provided by Florida Statute Section 166.031 or by the town Charter or as otherwise provided by general or special law. Elector approval shall not be required for any plan or plan amendment that affects five or fewer parcels of land or as otherwise prohibited by Florida Statutes including but not limited to Florida Statute Section 163.3167 as may be amended from time to time."
- Section 8. Effective Date.** The Comprehensive Plan amendment set forth herein shall not become effective, in accordance with Section 163.3184(3), Florida Statutes, until 31 days after the State land planning agency (Florida Department of Economic Opportunity) notifies the Town that the Comprehensive Plan amendment package is complete. If timely challenged, the Comprehensive Plan amendment shall not become effective until the said State land planning agency or the Administration Council enters a final order determining the adopted amendment to be in compliance.

FIRST HEARING HELD ON _____, 2026.

SECOND HEARING HELD ON _____, 2026.

PASSED AND DULY ADOPTED, with a quorum present and voting, this ___ day of _____, 2026, by a vote of _____ yeas and _____ nays.

TOWN OF YANKEETOWN, FLORIDA, BY AND THROUGH THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN

By: _____
LAURENCE VORISEK, Mayor of Yankeetown

ATTEST:

By: _____
SEANTE M. GYUKERI, Town Clerk

APPROVED AS TO FORM AND CONTENT FOR THE RELIANCE OF THE TOWN OF YANKEETOWN ONLY:

NORM FUGATE, Town Attorney

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
REGULAR MEETING AGENDA
MAY 4, 2026, AT 6:00 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

MEETING CALLED TO ORDER:

(Please turn off Cell phones)

OATH OF OFFICE: Mindy Brady

ROLL CALL: Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Mindy Brady, Seante Gyukeri, and Norm Fugate.

AGENDA:

1.Minutes

1. 04.6.26 Meeting Minutes

2. 04.21.26 CDBC Hearing Minutes

2.Liaison Positions

3.Yankeetown School- Monthly report

4.Set Budget Workshop Dates

5.Seante M Gyukeri Evaluation

6.Resolution for Property Owners to Maintain Right of Way

7.Savinacious- Monthly report

8.Diesel Gator

9.We are now a Certified Local Government in the National Historic Preservation Act.

UNFINISHED BUSINESS

Fire Truck Discussion

COUNCIL REPORTS OR ANNOUNCEMENTS:

Laurence Vorisek:

Tim Ecker:

Bob Terrian:

Allen Casey:

Mindy Brady:

MAYOR REPORTS OR ANNOUNCEMENTS:

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

- Animal Control Monthly Report.
- Code Enforcement Monthly Report

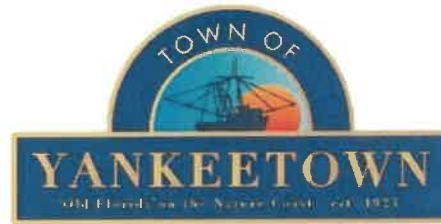
AREA RESIDENT COMMENTS OR ANNOUNCEMENTS: (Please Limit to Three (3) Minutes)

ADJOURNMENT:

POSTED: May 01, 2026

Seante M. Gyukeri,
Town Administrator

Mayor
Laurence Vorisek
Vice Mayor
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Mindy Brady



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The Regular Meeting of the Yankeetown Town Council was called to order by Mayor Laurence Vorisek at 6:00 p.m. on April 6, 2026, at Yankeetown Town Hall, 6241 Harmony Lane, Yankeetown, Florida. Mayor Vorisek welcomed everyone, reminded those present to silence cell phones so there would be no interruptions, and stated that the Council would stand and say the Pledge of Allegiance.

The Pledge of Allegiance was led by Mayor Vorisek.

ROLL CALL:

- Present were Mayor Laurence Vorisek; Vice Mayor Tim Ecker; Council Members Bob Terrian and Allen Casey; Town Administrator Seante Gyukeri; and Town Attorney Norm D. Fugate. Seante M Gyukeri conducted roll call. Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Seante Gyukeri, and Norm Fugate were present.
- Mayor Vorisek stated that there would be a modification to the agenda. Agenda Item No. 7, Transfer Funds from ARPA Capital City Checking Account to Use for Part-Time Help Wages, would be tabled until next month based on the Town Attorney's response and the need for further information.

APPROVAL OF MINUTES:

- Mayor Vorisek stated that the first item was approval of the minutes from the prior meeting and asked for a motion to approve or discuss.
- Motion was made by Vice Mayor Tim Ecker and seconded by Council Member Bob Terrian to approve the March 2, 2026 Regular Meeting Minutes as presented. Motion carried unanimously (4-0).

YANKEETOWN SCHOOL - MONTHLY REPORT:

- Mayor Vorisek noted that Yankeetown School was not present. No report was provided.

PARKS AND RECREATION - APPLICATIONS FOR APPOINTMENT:

- Mayor Vorisek moved ahead to the Parks and Recreation applications while copies for the Savinacious report were being printed. He stated that the applications were in the back of the agenda packet and that there were three people interested in serving on Parks and Recreation.
- The three applicants discussed were Sandra Land Powers "Sandy," Lisa Marie Adams Gilley, and Janet Adrian Stone. The Council confirmed that there were openings available. Mayor Vorisek thanked the applicants for volunteering. No objection was stated by Council. The applicants were appointed to Parks and Recreation.
- Discussion then followed regarding the need for a mission statement or written description for Parks and Recreation. Attorney Fugate found the Resolution establishing Parks and Recreation Committee. Discussion followed to create a logo.

SAVINACIOUS - MONTHLY REPORT:

- Jaison Benoit of Savinacious provided the monthly grant update. Due to printer issues, he stated handouts would be made available, but he would go through the materials verbally as usual. He began with the HMGP strategy and stated that there was not a large change from the prior month. The Town is still waiting on FEMA.
- Mr. Benoit explained that the delay affects the Town's projects and is tied to FEMA and Department of Homeland Security approval thresholds. He stated that a rule had been in place requiring any project over \$100,000 to be signed off by the DHS Chair. He explained that, for approximately a year, that requirement slowed or stopped approvals nationwide and that there was approximately \$15 billion in projects over \$100,000 waiting at FEMA. He then explained that the requirement was recently changed so DHS approval is only required for

projects over \$25 million. Mr. Benoit stated that none of Yankeetown's projects waiting in that process exceed \$25 million, so the projects may now move through FEMA back to the State, which has already approved the Town's Idalia projects.

- Mr. Benoit further explained that Florida may front some of the money because the State knows the federal money is coming, and that the State has said that once approval is issued, it will move forward with projects. He stated that this change gives Yankeetown projects a path forward.
- Mr. Benoit next discussed the cultural resource/historic review for HMGP elevations. He stated that an email was received from the cultural resource contractor explaining what had been completed and what remains to be completed. He reported that the contractor expects to be finished around May 7 pursuant to the contract. He stated that while the report is not being finished earlier than the contract requires, the Town is waiting on other items as well, and the important point is that the work is moving forward.
- Mr. Benoit stated that the HMGP spreadsheet was substantially the same as the prior month and that copies could be provided. He offered to speak individually with residents after the meeting regarding specific elevation projects.
- Mr. Benoit then reviewed the overall grant spreadsheet and focused on changes. He discussed the 2025 Community Development Block Grant - Disaster Recovery, Rebuild Florida, stating that the Town had submitted in September and that \$600 million of \$900 million had already been awarded. He credited Vice Mayor Ecker for reaching out to state representatives and obtaining information regarding why the Town's previous application had not been awarded.
- Mr. Benoit explained that the issue was not that anyone did anything wrong, but that CDBG funding is tied to low-to-moderate income requirements. He explained that 51% of the community or eligible project area must meet the low-to-moderate income threshold. He stated that Yankeetown does not qualify town-wide as majority low-to-moderate income, and that even when trying to draw a project area, adjacent residents had to be included, which still did not allow the project to meet the threshold. He said that the project itself was eligible as a drainage project, but CDBG may not be the best mechanism for that type of project for Yankeetown.
- Mr. Benoit then stated that the Town has several new grant opportunities coming up in April and that applications will be submitted before the next regular meeting. He stated that additional meetings had been held with the Mayor, Town Administrator, and staff to determine which projects best fit the grant requirements.

COMMUNITY PLANNING TECHNICAL ASSISTANCE / GIS DISCUSSION:

- Mr. Benoit discussed the Community Planning Technical Assistance grant. He stated that the grant went live on Friday, the due date is May 1, and the Town had already been preparing because grant cycles require applicants to be ready before the official release. He explained that the grant is a 100% funded planning grant with a maximum of \$75,000.
- Mr. Benoit described a proposed strategic planning and GIS project. He explained that GIS stands for Geographic Information System and that the Town's existing information appears to be old or underused. He stated that larger communities often have GIS departments, but small communities generally cannot afford the start-up costs. He stated that the grant could pay for the first year of the subscription, build GIS layers, digitize paper data, map roads, waterlines, properties, housing data, storm damage, maintenance items, and grant projects, and train staff to use the system.
- Mr. Benoit emphasized that maintenance records are extremely important for FEMA funding. He explained that FEMA will not pay for streets, waterlines, or other Town-owned damage without maintenance records showing the Town maintained the assets. He stated that the GIS system would allow staff to document potholes, drainage issues, waterline maintenance, and other records through GPS points and drop-down menus in the field.
- Mr. Benoit stated that this type of planning tool would not simply be a plan placed on a shelf, but an active tool for the Town. He also noted that Inglis is applying for the same type of GIS project and that other small rural disaster-affected communities have been awarded this grant in prior years.

RESILIENT FLORIDA GRANT DISCUSSION:

- Mr. Benoit discussed the Resilient Florida grant through the Florida Department of Environmental Protection. He stated that the grant is generally tied to sea-level rise, stormwater, drainage, and resiliency planning or adaptation. He showed examples of previously awarded projects and noted that many projects used terminology such as

resiliency, adaptation, stormwater, and flood risk. He stated that these grants can be larger than the \$75,000 planning grant and that the first webinar for this round was scheduled for the following day, with additional opportunities to participate.

- Mr. Benoit explained that the Town will participate in the webinars and will determine the best project fit. He then stated that the CDBG Small Cities grant was a separate agenda item requiring public discussion and documentation in the minutes.

SMALL CITIES CDBG GRANT APPLICATION - REQUIRED PUBLIC MEETING AND DISCUSSION:

- Mr. Benoit stated that the Small Cities CDBG grant had gone live that day and that this meeting would serve as the first required public meeting. He explained that the application window is approximately 30 days and that two public meetings are required. He further stated that the Town will also need a resolution from the Council authorizing the grant application to move forward.
- Mr. Benoit reviewed the project categories, including water, sewer, drainage, neighborhood revitalization, housing, and commercial/economic development. He explained that the Town had not yet selected the specific project but that the purpose of this meeting was to receive public input and help determine the best use of the grant funds.
- Mr. Benoit explained that the Town likely cannot meet the first requirement, which is the 51% low-to-moderate income requirement, unless a project is limited to an eligible housing project or a narrowly defined eligible area. He stated that the second requirement does not apply because the Town does not have the applicable HUD-funded housing complex. He stated that the third category, urgent need, is the most likely path. He explained that the activity must address a serious and immediate threat to residents and that the condition must have occurred within the last 18 months or continue to create current impacts. He stated that Hurricane Helene and continuing waterline breaks and shutoffs may provide a basis for urgent need if properly documented.
- Mayor Vorisek stated that he, the Town Administrator, and the grant consultant had participated in a video conference call with the person in charge of the grant. He stated that the Town has a real opportunity to pursue approximately \$3 million per project. He said the two main options discussed were drainage and water. He explained that drainage, including Cattail Creek, remains a major issue, but that Levy County Road Department has indicated a willingness to assist with cleaning out Cattail Creek if easements and agency approvals can be obtained. The Mayor stated that the town had been working with DEP, the Army Corps of Engineers, Southwest Florida Water Management District, and St. Johns Water Management District regarding the necessary approvals.
- Mayor Vorisek stated that because the application window is short, the waterline project may be the strongest option. He said the Town knows the water system and that waterlines from the World War II era need replacement. He stated his personal opinion that the Town should push the grant toward replacing phases of the water system.
- The meeting was opened for public comment regarding the grant project. Helen C spoke and stated that the community survey placed stormwater first and waterline distribution second. She requested that the Town consider a feasibility study for hooking up to Inglis water, stating that residents and businesses continue to have water quality concerns. She stated that the Town's water plant is aging and that a joint or independent-board arrangement could potentially be explored with Inglis. She asked that the Council consider a feasibility study.
- Larry Feldhusen spoke and stated that he liked the idea of waterlines because the Town has waterlines that are long overdue for replacement. He asked whether the Town could tie the waterline project to an event within the last 18 months in order to qualify under urgent need. Mr. Benoit responded that the Town could tie the project to Hurricane Helene and continuing damages, breaks, and shutoffs after the storm if those events are documented.
- Randy Chubb, stated that several months ago he completed a takeoff for AC piping, or asbestos-cement piping. He stated that he knows where the asbestos-cement piping is located in Town and has a plan marked up showing those locations. He offered to help if the Town prioritizes replacing that piping first.
- Mayor Vorisek asked whether there were further public comments. No additional public comments were made regarding the Small Cities CDBG project. Mr. Benoit stated that after this first meeting, the Town would need a second meeting and then a resolution authorizing the application. He stated that if the Council provided direction, Savinacious could prepare the application and return for the second meeting to present the project.

- Council discussion followed. Council expressed general support for pursuing the waterline project. Mayor Vorisek stated that even if the Town eventually explored Inglis water, the Town would still need to replace supply lines. He stated that galvanized and cast-iron pipe cause oil-slick and black-water issues, and that if the lines are not replaced, the problem would remain regardless of source water.
- Town Attorney Fugate stated that a formal resolution could be prepared for a subsequent special meeting. After discussion, the Council agreed to hold a workshop followed immediately by a special meeting on Monday, April 13, 2026, at 12:00 noon, to serve as the second public meeting and to consider the resolution authorizing the Small Cities CDBG application.

PART-TIME HELP FOR SUMMER:

- Mayor Vorisek stated that the next agenda item was part-time help for summer maintenance, primarily mowing and outside work. He stated that Maintenance Supervisor Barrett Blais is doing a great job but that one person will have difficulty keeping up during the summer. Discussion followed regarding the need for part-time seasonal help, potential work duties, hours, and rate of pay.
- The Town Administrator reviewed the wage budget and stated that the Town budgeted approximately \$125,000 for wages and had used approximately \$61,544.60, or 49.2%, entering the third quarter. She explained that Barrett's wages had been paid from the General Fund because payroll could not be split between two QuickBooks files for 941 reporting, and that water-related wages would need to be reimbursed from the Water Fund to the General Fund.
- Council discussed estimating the position at approximately 20 to 25 hours per week for roughly 16 weeks, with a rate around \$20 per hour, totaling approximately \$8,000. Discussion included possible duties such as mowing, helping bring alleyways back up, and assisting with outside maintenance. It was noted that the employee must be old enough and qualified to operate equipment and be covered by workers' compensation.
- Town Attorney Fugate advised that because this is a new position, Council should create the part-time position by motion and set parameters, including hourly rate and maximum hours. The Town Administrator could then handle the administrative hiring process.
- **Motion was made by Vice Mayor Tim Ecker and seconded by Council Member Allen Casey to create a part-time seasonal maintenance position at \$20.00 per hour, not to exceed 25 hours per week, with the Town Administrator responsible for hiring and managing the position. Motion carried unanimously (4-0).**
- Council further discussed preparing a job description. It was suggested that Barrett Blais sit in on the hiring process because the new employee will work with him.

TRANSFER FUNDS FROM ARPA CAPITAL CITY CHECKING ACCOUNT TO USE FOR PART-TIME HELP WAGES:

- This item was tabled.

UNFINISHED BUSINESS - COAST GUARD STATION UPDATE:

- Vice Mayor Ecker provided an update regarding the Coast Guard Station. He stated that he met with Dave Hill, who would be the point of contact for the Coast Guard Station. He stated that, based on that meeting, a lease or gift of the building is unlikely and that the Coast Guard would more likely sell the building to the Town. Vice Mayor Ecker stated that the Town likely could not afford to purchase the building outright.
- Vice Mayor Ecker stated that he also spoke with a representative from Congresswoman Kat Cammack's office. He reported that if the Town is truly interested, her office is willing to help identify grants that may assist with purchasing and remodeling the building, if the Town can explain the intended use and meet required milestones.
- Vice Mayor Ecker stated that Mr. Hill will set up a date and time for the Town to do a walkthrough of the Coast Guard Station so the Town can determine whether it is usable and whether it would need repairs or remodeling. He stated that, because the Coast Guard and others have been set back, the walkthrough will be scheduled when access is available. No formal action was taken.

UNFINISHED BUSINESS - ENGINEERING PRICING UPDATE FOR 64TH AND 67TH STREET DRAINAGE IMPROVEMENTS:

- Mayor Vorisek stated that the agenda packet included updated pricing from Jones Edmunds for the 64th Street and 67th Street drainage projects. He reported that the 64th Street project estimate came in at approximately \$539,000 to \$540,000 and the 67th Street project estimate came in at approximately \$410,000.
- Discussion followed regarding whether the estimates appeared thorough and whether additional review would be needed. It was noted that the Jones Edmunds scope included updated engineering, design, permitting, and probable construction costs, but that funding for construction has not yet been identified. Mr. Benoit clarified that a separate HMGP-related feasibility study amount is different from the construction estimates. No formal action was taken.

COUNCIL REPORTS OR ANNOUNCEMENTS:

- Council Member Allen Casey reported that last month he had discussed roads and potholes. He stated that the Town is still waiting on the County regarding County-maintained roads, especially Riverside Drive, where many of the potholes are located. He stated that Barrett will repair some of the worst potholes on Town-maintained roads once additional asphalt material is received.
- Council Member Bob Terrian provided the Sheriff's report. He stated that there were 881 incidents for Inglis and Yankeetown combined. He reported that even if all Highway 40, Highway 40 West, and county boat ramp calls were counted against Yankeetown, Yankeetown would be at approximately 8%, still below the 10% threshold. He stated that the confirmed Yankeetown calls totaled 26, including one security check and three or more traffic stops. He stated he did not have the Fire Department report.
- Council Member Terrian also reported on the Inglis meeting. He stated that Inglis is raising its water reconnection fee from \$20 to \$50 because some customers repeatedly allow water shutoffs and then pay a low reconnection fee. Mr. Terrian also reported that Inglis appointed Deborah Leclerc to a vacancy, that the Rock Church property is being converted into a real estate office and charity-type business, and that Inglis continues work on its water system.
- Vice Mayor Tim Ecker reported that he attended the Parks and Recreation meeting. He stated that with three new members, Parks and Recreation is doing well and helped set up the meet and greet. He stated that Parks and Recreation is considering an art contest with the school to create a Parks and Recreation logo, potentially letting students participate in the design.
- Vice Mayor Ecker stated that he has been participating in meetings, Zoom calls, and phone conferences with congressional and state representatives to bring attention to Yankeetown's grant needs. He stated that several representatives have indicated willingness to provide letters of support for projects. He encouraged residents to contact representatives as well, stating that the Town will get more attention if many residents call rather than only one person. He also stated that he is continuing to work with DEP, SWFWMD, and the Army Corps regarding Cattail Creek.
- Vice Mayor Ecker asked about Parks and Recreation fundraising and whether the board could sell shirts or solicit donations. Town Attorney Fugate stated that Parks and Recreation can solicit funds, but any funds received are Town funds and must run through Town accounts. The funds cannot be held separately by the committee. Expenditures must be approved through the Town's budget process. The Town Administrator stated that donations could be placed into the cultural or Parks and Recreation budget area as appropriate.

MAYOR REPORTS OR ANNOUNCEMENTS:

- Mayor Vorisek reported first on water. He stated that he spoke with Lonnie and that Inglis is back on its own supply, but continues to have significant problems and may have to go back onto Yankeetown water. He stated that Inglis was on Yankeetown water for approximately 30 days at about 80,000 gallons per day, which Yankeetown was able to handle. He stated that Inglis will owe the Town for that water pursuant to the interlocal agreement, at approximately one penny per gallon, and that the meters should be read every September if usage exceeds 1,000 gallons.
- Mayor Vorisek reported that Yankeetown's water plant is currently running well, with nothing down and no major issues.
- Mayor Vorisek stated that he had been out of town for more than two weeks, and that the Town Administrator had been handling many matters. He also stated that Cattail Creek remains a major issue and that the Town is actively working on it. He noted that if the Town can obtain the necessary easements and approvals, Levy County has

indicated willingness to help clean it out at no cost. He stated that he would work with Dan Oats on modifying easement agreements as needed.

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

- Town Administrator Seante Gyukeri presented the Animal Control monthly report for March 2026. She stated that during the reporting period, Animal Control responded to a variety of service requests involving domestic animals, feral cat population management, wildlife intake coordination, and neighborhood complaints. She stated that continued emphasis was placed on humane population control through Trap-Neuter-Return programs, public assistance, and community outreach. She stated that Animal Control reports may appear small but that a lot of work is happening behind the scenes, and that the reports are much more detailed than what the Town received previously.
- The Town Administrator reported that after the March meeting, Council had approved moving approximately \$260,000 from Seacoast to Brannen Bank because Vice Mayor Ecker had negotiated a 2.5% rate. She stated that Town Attorney Fugate connected the Town with Scott Guthrie at Seacoast, who obtained a 3% interest rate for the Town. She stated that she determined it was in the best interest of the Town to keep the money at Seacoast and requested Council rescind the prior motion to move the money.
- **Motion was made by Vice Mayor Tim Ecker and seconded by Council Member Bob Terrian to rescind the prior motion to move the Seacoast money market funds and to keep the funds at Seacoast at the 3% rate. Motion carried unanimously (4-0).**
- The Town Administrator then discussed the Bank of America money market account, which has approximately \$49,000 and is earning only about 38 to 42 cents per month. She stated that Bank of America has been extremely difficult to communicate with and that the current account is no longer offered. She asked whether Council wanted her to speak with Scott Guthrie to see if Seacoast could offer the same 3% rate or better for those funds.
- **Motion was made by Vice Mayor Tim Ecker and seconded by Council Member Allen Casey to transfer the Bank of America money market funds to Seacoast if the Town can obtain a 3% interest rate or better. Motion carried unanimously (4-0).**
- The Town Administrator reported that Town Hall has been busy and that Barrett has been doing a great job, including after storms, picking things up and maintaining Town property. She thanked the boards, Parks and Recreation, and volunteers for their work.

HISTORICAL BOARD UPDATE AND APPOINTMENT:

- The Historical Board reported that a new potential member was expected. Mindy Brady gave a verbal resignation from the Historical Board, stating on the record that she was formally resigning from her District 4 seat. Mayor Vorisek and the Council thanked her for her service.
- Jill Lancon, stated that she was offering to sit on the Historical Board for the Town. Mayor Vorisek asked whether there was any objection. No objection was stated. Mayor Vorisek formally appointed Jill Lancon to the Yankeetown Historical Board.

AREA RESIDENT COMMENTS OR ANNOUNCEMENTS:

- Mayor Vorisek opened the floor for area resident comments and announcements with a three-minute limit.
- Larry Feldhusen, 1702 Riverside, stated that Mr. Benoit's comments reminded him that the Town used to have a capital improvement element in the Comprehensive Plan and a capital improvement plan looking five years forward. He stated that it used to be updated annually and that even though it is no longer required by the Legislature, it was a useful tool. He encouraged the Council to consider reestablishing a capital improvement plan or capital improvement element and to become more involved in the local mitigation strategy. He stated that identifying projects in advance is important for grant applications because it shows the Town has been planning, not simply chasing available money.
- Mr. Feldhusen also supported Vice Mayor Ecker's suggestion that residents contact representatives, but asked that the Town organize the effort by identifying specific projects and posting contact information or talking points on Savvy Citizen or the Town website so residents know what to ask for. The Town Administrator stated the Town would put contact numbers on the website.

- Mr. Feldhusen also cautioned residents to be careful with what they read on Facebook regarding water. He explained that the water interconnect between Inglis and Yankeetown is at the end of the distribution line for both towns, and that dead-end lines often have settlement because there is not much flow. He stated that when one town starts feeding the other, the increased flow may break loose sediment. He suggested that future use of the interconnect may require a procedure for flushing hydrants to reduce those issues. Mayor Vorisek stated that he had spoken with Lonnie and agreed that flushing procedures should be considered.
- Mayor Vorisek added that he and Mr. Benoit had discussed a five-, ten-, fifteen-, and twenty-year plan earlier that morning, and that this type of planning may be brought forward at a future workshop.
- Helen C, announced that the Healthy Community Initiative meeting would be held Wednesday at the Woman's Club at 5:30 p.m. She encouraged everyone to attend. She also asked about the Town's skid steer, whether it is being used, and whether it could be used to clean swales and drainage ditches before June. Mayor Vorisek stated that the skid steer has been used at the water plant and around the drainage field for the RO system. Discussion followed regarding whether it may be more cost-effective to own or rent equipment and whether the Town should track hours used. Helen C asked that the Town look at the hours used since purchase.
- Jeff Hall, asked about the broken fence at Winding River Park that has been broken for approximately two years. Mayor Vorisek stated the Town would get it repaired. Mr. Hall also asked about the Withlacoochee Gulf Preserve transfer. Mayor Vorisek stated that the Town had contacted the appropriate representatives and sent follow-up emails, including on March 30, but had not received a response. The initial response after inspection was that there was interest, but the Town is waiting for further communication.
- Shelby S stated that Inglis has three dogs at the shelter and encouraged anyone looking for a pet or foster animal to contact Inglis Animal Control. She stated that there are currently no cats at the shelter, but kitten season is coming.
- Deborah L, asked about the Town bringing utility billing back in-house. The Town Administrator stated that the only holdup is Capital City Bank and the ability to offer auto-pay. Deborah L also stated that Town Hall looks great and that the transformation over the last six months has been amazing. She thanked Barrett and staff. Deborah L then asked about code enforcement and a house near her that has had notices posted for years and appears unsafe and unhealthy, with cats breeding on the property. The Town Administrator stated that code enforcement relies heavily on citizen complaints, that the Code Enforcement Officer is at Town Hall on Fridays from 8:00 a.m. to 12:00 p.m., and offered to meet with Ms. Leclerc to review the matter.
- Chris McGann, Inglis Recreation Committee, announced an annual fundraiser on April 25 from 6:00 p.m. to 9:00 p.m., including music bingo, raffles, silent auction, and food, and asked for community support. He also stated that the Chamber of Commerce is redoing its map, with an April 15 deadline for businesses that want to be included or updated. He encouraged Yankeetown businesses to participate so Yankeetown is better represented.
- A resident raised concerns about the recently adopted water availability fee and asked Council to reconsider the scope of the resolution. The resident stated that some property owners may receive a bill for something they do not use and never asked for, simply because a waterline runs by the property. He questioned who would handle billing, how many hours it would take to identify affected properties, and who would respond to questions from property owners. Mayor Vorisek and the Town Administrator stated that billing had not started and that the Town Administrator had also sought clarification on what would be charged. The resident asked the Council to reconsider the matter, stating that it may not apply to him personally but he was concerned about the broader impact on property owners. Mayor Vorisek stated that the Council would take the comments into consideration.

ADJOURNMENT:

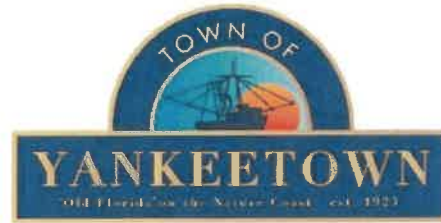
- There being no further business, motion to adjourn was made by Vice Mayor Tim Ecker and seconded by Council Member Bob Terrian. Motion carried unanimously (4-0). The meeting adjourned at approximately 7:54 p.m.

Respectfully Submitted,

Seante M. Gyukeri

Town Administrator

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

TOWN OF YANKEETOWN
MINUTES – FIRST PUBLIC HEARING
Community Development Block Grant (CDBG)
April 21, 2026

Call to Order

The meeting was called to order at 4:00 PM.

Pledge of Allegiance

All present stood for the Pledge of Allegiance.

Statement of Hearing

This is the First Public Hearing for the CDBG grant application.

Roll Call

Mayor Vorisek – Present
Vice Mayor Ecker – Present
Council Member Terrian – Present
Council Member Casey – Absent
Town Administrator Gyukeri – Absent
Legal Counsel – Absent
Assistant Administrator / Recording Secretary Weaver – Present

Proof of Publication

The hearing was advertised on April 16, 2026 in the Citrus County Chronicle, satisfying the required legal notice period.

Public Notice

The Town of Yankeetown is considering applying for a Small Cities Community Development Block Grant (CDBG) through the Florida Department of Economic Opportunity for Fiscal Year 2025.

The Town is eligible to apply for:

Up to \$3,000,000 for neighborhood revitalization, commercial revitalization, and housing rehabilitation
Up to \$1,500,000 for economic development

CDBG-funded activities must meet one of the following national objectives:

1. Benefit low- and moderate-income persons
2. Aid in the prevention or elimination of slum or blight
3. Meet urgent community development needs

Eligible activities include:

Water, sewer, and stormwater system construction
Repair or rehabilitation of substandard housing
Flood mitigation
Infrastructure, road, and drainage improvements
Infrastructure to support businesses
Streetscape improvements

Project Focus Statement

The Town identified water line replacement as the priority project for the grant application.

Public Comment

The floor was opened for public comment. No formal comments were recorded.

Council Discussion

Council discussed prioritizing water infrastructure improvements, specifically deteriorating water lines. Topics included project locations, prior identified areas, and funding flexibility.

Grant Writer Presentation

The grant team advised that:

- This hearing is required separately
- A second hearing must occur before submission
- The Town has a \$3,000,000 target
- Projects must be identified before the second hearing
- Urgent community need qualification is recommended

Additional requirements include documentation of water system failures within the past 18 months.

Project Planning Discussion

Discussion included pipe replacement areas, materials, infrastructure depth concerns, and coordination with mapping data. A workshop was proposed.

Second Hearing

Scheduled for May 4, 2026 at 5:15 PM at Town Hall.

Motion

A motion was made by Councilmember Terrian and seconded by Vice Mayor Ecker to proceed with submission of the CDBG application.

Vote

Bob Terrian – Yeah

Tim Ecker – Yeah

Laurence Vorisek – Yeah

Motion passed unanimously.

Additional Discussion

Discussion regarding resolutions, planning grant requirements, and documentation verification.

Adjournment

The hearing was adjourned.

Respectfully submitted,

David Weaver

Assistant Administrator / Recording Secretary

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
Liaison Positions
MAY 4, 2026, AT 6:00 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

COUNCILMEMBER

CURRENT POSITIONS

RECOMMENDED

LAURENCE VORISEK MAYOR

Acting Mayor & Water

Acting Mayor & Water

TIM ECKER VICE MAYOR

Financial + Parks & Rec

Vice Mayor + Financial

BOB TERRIAN
 COUNCIL MEMBER

Fire, Sherriff, Animal Control

Fire, Sherriff & P&Z?

ALLEN CASET
 COUNCIL MEMBER

Roads & Streets

Roads, Streets + Animal CTRL

MINDY BRADY
 COUNCIL MEMBER

Parks & Rec

Parks & Rec



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, NW
Washington, DC 20240

H36 (2256)
Via Email

April 30, 2026

Alissa Lotane
State Historic Preservation Officer
Florida Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, Florida 32399

Dear Alissa Lotane:

Thank you for forwarding the necessary documentation concerning Yankeetown, FL's application for participation in the Certified Local Government (CLG) Program. We have reviewed your submission and are pleased to concur in your recommendation that Yankeetown, FL be certified as provided for in the National Historic Preservation Act (54 USC Chapter 3025).

The date of certification will be recorded as the date of this letter. We are also providing a copy of this letter to Yankeetown, FL.

We welcome Yankeetown as a local partner in the Federal Preservation Program and look forward to working with them to preserve what makes their community special and significant. They have been added to our CLG database and can find their listing there as well as more information on the CLG program by going to: <https://www.nps.gov/subjects/clg/index.htm>.

If you have any questions about this letter, please feel free to contact us by email at CLG_info@nps.gov.

Sincerely,

Megan J. Brown
Chief State, Tribal, Local Plans and Grants/Acting Certified Local Government Coordinator

cc: Seante Gyukeri, CLG Contact
6241 Harmony Ln
Yankeetown, FL 34498
admin@yankeetownfl.org

Tyler Smith, CLG Coordinator
Florida Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, FL 32399
Tyler.Smith@dos.fl.gov

Mayor
Laurence Vorisek
Vice Mayor
Tim Ecker
Council Members
Bob Terrian
Allen Casey



YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL
Animal Control Report
May 4, 2026, AT 6:00 PM

Town Administrator
Seante M Gyukeri
Administrative Assistant
David Weaver
Deputy Clerk
Linda Harrington
Maintenance Supervisor
Barrett Blais
Attorney
Norm D Fugate

TOWN OF YANKEETOWN
ANIMAL CONTROL MONTHLY REPORT
MAY 2026

Overview

Animal Control responded to a variety of calls throughout April 2026 involving domestic animals, feral cat management, wildlife assistance, and owner reunification. Efforts focused on public safety, animal welfare, and population control through trapping and sterilization programs.

Activity Summary

Feral Cat Management and Trapping

- Multiple residents requested assistance with feral cat populations.
- Traps were issued and set at various locations, including 6611 Lake Avenue.
- A total of **several feral cats were successfully trapped, sterilized, and released.**
- Ongoing coordination with residents for scheduling spay and neuter services.
- Follow-up visits conducted for trap monitoring and animal transport.

Kitten Rescue and Intake

- Responded to reports of abandoned or trapped kittens.
- **At least 4 kittens were recovered** from trap locations and transported to shelter facilities.
- Additional kittens were scheduled for pickup and care.

Wildlife Response

- Responded to a report of a deceased deer with a nearby fawn.
- **Fawn was safely rescued and transferred to a wildlife rehabilitation facility.**

Domestic Animal Assistance

- Assisted with a report of a stray dog near a dock.
- Dog was safely secured and transported to Animal Control.
- Owner later reclaimed the dog and was advised to comply with rabies vaccination and town licensing requirements.

Public Assistance

- Provided residents with:
 - Animal traps for feral cat control
 - Cat food assistance when requested
- Continued support for low-income residents with partial assistance for spay and neuter services.

Key Outcomes

- Improved control of feral cat populations through trapping and sterilization.
- Safe recovery and placement of kittens and wildlife.
- Successful reunification of lost pets with owners.
- Continued community engagement and support for responsible pet ownership.



Code Enforcement Report

May 01, 2026

Case Overview

Cases: 10

- Closed with Compliance: 4
- In Permit Process: 3 (remain open until permit completion)
- Second Letters Issued / Current Violations: 1
- Scheduled for Magistrate: 0

Case Types / Range of Violations

- No permits filed
- Nuisance complaints
- Land development violations
- Inadequately maintained property (mowing / overgrown lots)
- Docks requiring repair
- Business activity in residentially zoned (R) areas

Additional Notes:

We have on case for fill dirt along the Withlacoohee River, DEP has issued this property a case #. Still working on follow up to see what stage case is in currently, stop work order remains in place at present date.

Issue with issuing violations to homeowners for maintaining right of ways do to not have a code or ordinance to refer to and show what they have violated.

Respectfully Submitted by,

Chad A Ward

Chad Ward
Code Enforcement

Date: *May 1, 2026*