

**Regular Meeting Agenda
Yankeetown Town Council
September 9, 2024 At 6:00 P.M.
Yankeetown Town Hall
6241 Harmony LN Yankeetown,
FL 34498**

Meeting Called to Order

Pledge of Allegiance

Area Resident Comments or Announcements

Approval of Agenda: (Modifications)

Agenda:

1. Approve Minutes
 - a. 8/12/24 Regular Meeting
 - b. 8/15/24 Special Meeting
 - c. 9/4/24 Hearing
2. Fire Assessment Resolution
3. Contract with North Central Florida Regional Planning Council
4. Equipment Purchase discussion
 - a. Approved equipment to purchase.
 - b. Range to spend on equipment.
5. Yacht Basin fee discussion

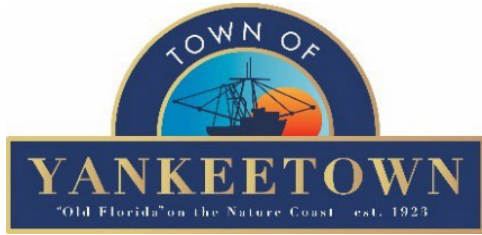
Council Reports or Announcements:

Mayor Report or Announcements:

Town Administrator Report or Announcements

Area Resident Comments or Announcements

Adjournment



**Regular Meeting Agenda
Yankeetown Town Council
August 12, 2024 At 6:00 P.M.
Yankeetown Town Hall
6241 Harmony LN Yankeetown,
FL 34498**

Meeting Called to Order Mayor Erkel opens meeting at 6:00 PM

Pledge of Allegiance

Area Resident Comments or Announcements

Approval of Agenda: (Modifications)

Agenda:

1. Approve Minutes
 - a. Motion by Vice Mayor Fuller
 - b. Second by Councilman Terrian
 - i. Councilman Vorisek-yay
 - ii. Councilman Terrian-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-yay
2. Parks and Rec Request of expense
 - a. Janeane Pennoyer requests approval of funds for Halloween (\$2000)
 - b. Motion by Councilor Atherley
 - c. Second by Councilman Vorisek
 - i. Councilman Vorisek-yay
 - ii. Councilman Terrian-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-yay
3. Appointments
 - a. Board of Adjustments
 - i. Seth Kindt
 1. Councilman Vorisek-yay
 2. Councilman Terrian-yay
 3. Councilor Atherley-yay
 4. Vice Mayor Fuller-yay

5. Mayor Erkel-yay
4. Set Budget hearing dates
 - a. Adopt Tentative Millage Hearing 9/4/24 @ 6PM
 - b. Final Millage Hearing 9/16/24 @ 6PM
5. WGP Building Discussion
 - a. Motion by Vice Mayor Fuller to close down building at the end of the contract with FWC and secure it.
 - i. Councilman Vorisek asks what contractors have given bids for maintenance on property.
 - ii. Vice Mayor Fuller states that we have had roofers, building inspectors, etc. The bids came in at over \$100,000 which is not feasible to be paid by the Town.
 - iii. Larry Feldhusen states he does not believe all appropriate parties have been at a workshop to address all concerns.
 - iv. Mayor Erkel states that if the motion carries a good option is to close the building and use the time after to figure out the way forward with all appropriate parties. Workshop on August 22
 - b. Second by Councilman Terrian
 - i. Councilman Vorisek-yay
 - ii. Councilman Terrian-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-yay
6. Municode Discussion
 - a. William Ary brings the concern up.
 - b. The consensus is that William speak with Civic Plus on our Municode contract.
7. Resolutions for new rate schedule
 - a. Motion by Vice Mayor Fuller to take 2024-06
 - b. Second by Councilman Vorisek-
 - i. Councilman Vorisek-yay
 - ii. Councilman Terrian-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-yay
8. Approval of Bid for Conference room work
 - a. Motion by Councilor Atherley

- b. Second by Councilman Terrian
 - i. Councilman Vorisek-yay
 - ii. Councilman Terrian-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-Abstain
- 9. Emergency Procurement contract of ACDC LLC
 - a. Norm will write the Interlocal agreement with Levy County
 - b. Yankeetown will hold special meeting 8/15/24 at ?

Council Reports or Announcements:

Vorisek-

Water Pro is painting the MYEX to keep it from rusting apart. We have had a few minor leaks. Water Pro is also painting all the hydrants.

Fire Report- 5 incidents in Yankeetown this last month.

Terrian- P&Z has not met since last Meeting

Inglis has a full board.

Atherley- P&R – Getting geared up for Halloween.

Display box for 100-year flag is on order.

Kim was voted as volunteer of the year.

Vice Mayor Fuller- We are in budget season.

Mayor Report or Announcements:

Mayor Erkel has requested a bid for winding a river walkway.

“we had a storm”

Town Administrator Report or Announcements

Vote August 20th

Area Resident Comments or Announcements

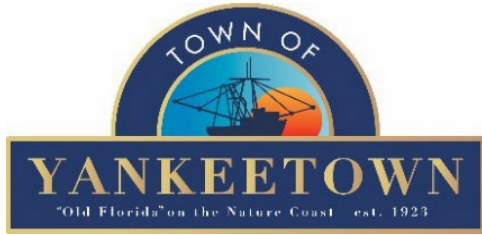
Randy Chubb requests for Yacht Basin Park to be cleaned up.

Ann Webber asks what has happen with animal control

John McDonald states that storm debris will be like picked up within the next week or two.

Adjournment

Mayor Erkel adjourns at 8:20 PM



**Special Meeting Agenda
Yankeetown Town Council
August 26, 2024 At 3:00 P.M.
Yankeetown Town Hall
6241 Harmony LN Yankeetown,
FL 34498**

Meeting Called to Order by Mayor Erkel

Pledge of Allegiance

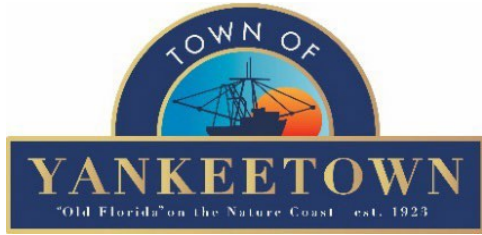
Agenda:

1. Approval of Concrete bid for Winding River
 - a. Motion by Vice Mayor Fuller
 - b. Second by Councilor Atherley
 - i. Councilman Terrian-yay
 - ii. Councilman Vorisek-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller -yay
 - v. Mayor Erkel-yay
 - c. Move \$5500 from 519.990 Contingency funds to 572.461 Repair and Maintenance of parks.
 - i. Motion by Councilman Terrian
 - ii. Second by VM Fuller
 1. Councilman Terrian-yay
 2. Councilman Vorisek-yay
 3. Councilor Atherley-yay
 4. Vice Mayor Fuller -yay
 5. Mayor Erkel-yay
2. Bid Proposal from Lee Chastin
 - a. Motion by Vice Mayor Fuller
 - b. Second by Councilor Atherley
 - i. Councilman Terrian-yay
 - ii. Councilman Vorisek-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller -yay
 - v. Mayor Erkel-yay

3. Fire Contract
 - a. Motion by Councilman Vorisek
 - b. Second by Councilman Terrian
 - i. Councilman Terrian-yay
 - ii. Councilman Vorisek-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller -yay
 - v. Mayor Erkel-yay
4. Law Enforcement Contract
 - a. Motion by Councilman Vorisek
 - b. Second by Councilman Terrian
 - i. Councilman Terrian-yay
 - ii. Councilman Vorisek-yay
 - iii. Councilor Atherley-yay
 - iv. Vice Mayor Fuller -yay
 - v. Mayor Erkel-yay

Adjournment

Mayor Erkel adjourns at 3:20 PM



Town Council Public Hearing
Yankeetown Council
September 4, 2024 At 6:00 P.M.
Yankeetown Town Hall
6241 Harmony In Yankeetown, Fl

Hearing Called to Order by Vice Mayor Fuller 6:00PM

Pledge of Allegiance

Attendance

Agenda:

1. Resolution 2024-09

**A RESOLUTION OF THE TOWN OF YANKEETOWN, FLORIDA, SETTING THE
TENTATIVE MILLAGE RATE FOR THE FISCAL YEAR 2024/2025**

Open for Public Comment

(All Speakers Sign in at Podium)

Close Hearing to Public

Open the Hearing for Discussion from Council

Motion by Councilor Atherley

Second by Councilman Terrian

Vice Mayor Fuller-yay

Councilman Terrian-yay

Councilman Vorisek-yay

Councilor Atherley-yay

2. Resolution 2024-10

**A RESOLUTION OF THE TOWN OF YANKEETOWN OF LEVY COUNTY,
FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES
FOR LEVY COUNTY FOR FISCAL YEAR 2024-2025; PROVIDING FOR AN
EFFECTIVE DATE.**

Open for Public Comment

(All Speakers Sign in at Podium)

Close Hearing to Public

Open the Hearing for Discussion from Council

Motion by Councilman Terrian

Second by Councilor Atherley

Vice Mayor Fuller-yay

Councilman Terrian-yay

Councilman Vorisek-yay

Councilor Atherley-yay

Adjournment

Vice Mayor Fuller adjourned at 6:04PM

FISCAL YEAR 2025

LOCAL GOVERNMENT COMPREHENSIVE PLANNING SERVICES

AGREEMENT

BETWEEN THE

TOWN OF YANKEETOWN

AND THE

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

This Agreement made and entered into this _____ day of _____ 2024, by and between the Town of Yankeetown, hereinafter referred to as the "Purchaser" and the North Central Florida Regional Planning Council, hereinafter referred to as the "Planning Council".

This AGREEMENT/CONTRACT IS ENTERED INTO BASED UPON THE FOLLOWING FACTS: The Purchaser desires to engage the Planning Council to render certain technical or professional services; and

The Planning Council possesses the qualifications and expertise to perform the services required.

NOW THEREFORE, THE PURCHASER AND THE PLANNING COUNCIL DO MUTUALLY AGREE AS FOLLOWS:

ARTICLE I - SCOPE OF SERVICES

The Planning Council agrees to provide services to the Purchaser in accordance with the terms and conditions set forth in Appendix A, Scope of Services, of this Agreement which is incorporated by reference herein and considered as an integral part of this Agreement.

ARTICLE II - COMPENSATION

The Planning Council shall be paid by the Purchaser a fixed fee of seven Thousand Seven Dollars and No Cents (\$7,000.00) for services provided in completing the Scope of Services described in Appendix A, which is incorporated by reference.

Payment to the Planning Council for services rendered in accordance with the Scope of Services as set forth in Appendix A, Scope of Services, of this Agreement, which is incorporated by reference herein and considered as an integral part of this Agreement, will become due within thirty (30) days following receipt by the Purchaser of a requisition of payment. Requisitions may be made on a monthly basis.

ARTICLE VII - LIABILITY

The Planning Council hereby agrees to hold harmless and indemnify the Purchaser, to the extent allowed and required by law, from all claims, demands, liabilities and suits of third persons or entities not a party to this Agreement arising out of, or due to any act, occurrence, or omission of the Planning Council, its subcontractors or agents, if any, that is related to the Planning Council's performance under this Agreement.

ARTICLE VIII - ASSIGNABILITY

The Planning Council shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation), without the prior consent of the Purchaser.

ARTICLE IX - REPRESENTATIVES FOR THE PARTIES

In all matters relating to the performance of this Agreement, the Town Administrator/Town Clerk of the Purchaser shall represent and act for the Purchaser and the Executive Director of the Planning Council shall represent and act for the Planning Council.

ARTICLE X - VENUE AND JURISDICTION FOR LITIGATION BETWEEN THE PARTIES

This Agreement shall be construed according to the laws of the State of Florida. Venue shall be exclusively in Levy County, Florida for all litigation between the parties and all issues litigated between the parties shall be litigated exclusively in a court of competent jurisdiction of Levy County, Florida. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict, and shall be deemed severable, but shall not invalidate any other provision of the Agreement.

ARTICLE XI - AMENDMENT OF AGREEMENT

The Planning Council and the Purchaser by mutual agreement may amend, extend, or modify this Agreement. Any such modification shall be mutually agreed upon by and between the Planning Council and Purchaser and shall be incorporated in a written amendment to this Agreement, duly signed by both parties.

ARTICLE XII - COMPLETE CONTRACT

This Agreement, including Appendix A, Scope of Services, of this Agreement, which is incorporated by reference herein and considered as an integral part of this Agreement, constitutes the entire contract between the parties, and any changes, amendments, or modifications hereof shall be void unless the same are reduced to writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized on the date first above written.

TOWN OF YANKEETOWN

Attest:

Seal

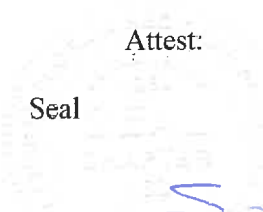
William Ary
Town Administrator/Town Clerk

Eric Erkel
Mayor


NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Attest:

Seal



Scott R. Koons
Executive Director



Fletcher J. Hope Jr.
Chair

APPENDIX A
SCOPE OF SERVICES
FOR THE
FISCAL YEAR 2025
LOCAL GOVERNMENT COMPREHENSIVE PLANNING SERVICES AGREEMENT

The following services will be provided by the Planning Council to the Purchaser.

- I. General Technical Assistance - conducting research, answering questions and assisting with comprehensive plan and land development regulations interpretations; and
- II. Amendment Assistance - preparing public notices, draft ordinances, data and analysis and concurrency review for comprehensive plan text and map and land development regulations text and zoning map amendments.

WHEREAS, the updated Assessment Roll has heretofore been made available for inspection by the public as required by the Ordinance;

WHEREAS, notice of a public hearing has been published and mailed as required by the Ordinance, which provides notice to all interested persons of an opportunity to be heard; and

WHEREAS, a public hearing was held on September 4, 2024, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Fire Protection Assessment Ordinance (Ordinance No. 2016-03) (the "Ordinance"); the Initial and Final Assessment Resolutions, as amended (Resolution Nos. 2016-04 and 2016-08); the 2021 Preliminary Assessment Resolution (Resolution No. 2021-03); Article VIII, Section 2(b) of the Florida Constitution; Sections 166.021 and 166.041, Florida Statutes; and other applicable provisions of law. Whereas clauses are hereby incorporated within this Resolution in their entirety.

SECTION 2. PURPOSE. This resolution constitutes the Annual Rate Resolution for Fiscal Year 2024-2025 (the "2024 Annual Resolution") as defined in the Ordinance. All capitalized terms in this resolution shall have the meanings defined in the Ordinance, the Initial and Final Assessment Resolutions, as amended, and the 2024 Preliminary Rate Resolution, as may be amended by this 2024 Annual Resolution.

SECTION 3. AMENDMENT OF PRIOR RESOLUTIONS.

(A) The Fire Protection Assessments adopted by this Resolution are documented in "Fire Protection Assessment Report for the Town of Yankeetown", dated August 31, 2016 by Munitytics, Inc., that was incorporated in its entirety as part of the Initial Resolution. For purposes of the FY2024-2025 Fire Protection Assessments, budget and property data and proposed rates have been updated as shown in Appendix A to the 2021 Preliminary Resolution.

(B) Except as amended and modified, Resolution Nos. 2016-04 and 2016-08 (the Initial and Final Resolutions) and Resolution No. 2024-08, are hereby confirmed and ratified.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, and the Initial and Final Assessment Resolutions, as may have been amended by the Preliminary Resolution or by this Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 4. PROVISION AND FUNDING OF FIRE PROTECTION SERVICES.

(A) Upon the imposition of Fire Protection Assessments for fire protection services, facilities, or programs against Assessed Property located within the Town, the Town shall provide fire protection services to such Assessed Property. A portion of the cost to provide such fire protection services, facilities, or programs shall be funded from proceeds of the Fire Protection Assessments. The remaining costs required to provide fire protection services, facilities, and programs shall be funded by legally available Town revenues other than Fire Protection Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property described in the Assessment Roll, as updated, will be specially benefited by the Town's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment imposed against such parcel as set forth in the updated Assessment Roll, a copy of which was present or available for inspection and is incorporated herein by reference.

(C) It is hereby determined and declared that the Fire Protection Assessments for Fiscal Year 2024-2025 adopted in this 2024 Annual Resolution shall be collected using the uniform assessment collection method authorized pursuant to F. S. 197.3632 and the Ordinance. Any delinquent assessments levied in a prior year, plus accrued interest and other costs, fees and expenses, shall be included on the assessment roll and billed and collected under the uniform assessment collection act procedures in addition to the Fire Protection Assessments for Fiscal Year 2024- 2025.

SECTION 5. REIMPOSITION OF FIRE PROTECTION ASSESSMENTS.

(A) Fire Protection Assessments shall be imposed against all Assessed Parcels calculated as set forth in the Initial and Final Resolutions, the 2024 Preliminary Resolution, the 2024 Report as updated by the 2024 Preliminary Resolution, and this 2024 Annual Resolution, and as described in the updated Assessment Roll, which is hereby approved. The method of computing Fire Protection Assessments as described and referenced in the Preliminary Resolution, as amended, is hereby approved. The determination of Assessed Costs as described and referenced in the 2024 Preliminary Resolution, as amended, is hereby approved.

(B) It is hereby ascertained, determined and declared that each parcel of Assessed Property within the Town will be specially benefited by the Town's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment for such parcel, computed in the manner set forth in the Initial and Final Resolutions, the 2024 Report, the 2024 Preliminary Resolution, and this Resolution. Adoption of this 2024 Annual Resolution constitutes a legislative determination that all parcels assessed derive a special benefit in a manner consistent with the legislative declarations, determinations and findings as set forth in the Ordinance, the Initial and Final Assessment Resolutions, as amended, the Preliminary Resolution, and this 2024 Annual Resolution, from the fire protection services, facilities or programs to be provided and a legislative determination that

the Fire Protection Assessments are fairly and reasonably apportioned among the properties that receive the special benefits as set forth in the Ordinance, the Initial and Final Resolutions, the Preliminary Resolution and this Annual Resolution.

(C) The Fire Protection Assessment rate for the Fiscal Year commencing October 1, 2024, is hereby established, approved and adopted as follows:

FY2024-2025 Fire Protection Assessment Rate	
Assessed Property	Assessment Rate
Rate per Assessable Structure	\$88.22

The above rate of assessment is hereby approved. Fire Protection Assessments for fire protection services, facilities, and programs in the amounts set forth in the updated Assessment Roll, as herein approved, are hereby levied and imposed on all parcels of Assessed Property described in the Assessment Roll for the Fiscal Year beginning October 1, 2024.

(D) Any shortfall in the expected Fire Protection Assessment proceeds due to any reduction or exemption from payment of the Fire Protection Assessments required by law or authorized by the Town Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the Town Council is improper or otherwise adversely affects the validity of the Fire Protection Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Assessed Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Assessed Parcel by the Town Council. No Fire Rescue Assessment shall be imposed upon a parcel of Government Property or upon Buildings located upon parcels of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

(E) As authorized in the Ordinance, Interim Fire Protection Assessments are also levied and imposed against all property for which a Building Permit is issued after adoption of this Annual Rate Resolution based upon the rates of assessment approved herein.

(F) Fire Protection Assessments shall constitute a lien upon the Assessed Property so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid.

(G) The Assessment Roll, as herein approved, together with the correction of any errors or omissions as provided for in the Ordinance, shall be delivered to the Tax

Collector for collection using the tax bill collection method in the manner prescribed by the Ordinance. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Fire Protection Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix A.

SECTION 6. CONFIRMATION OF 2024 PRELIMINARY RATE RESOLUTION. The 2024 Preliminary Rate Resolution No. 2024-08, as modified, supplemented and amended herein, is hereby confirmed.

SECTION 7. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll and the levy and lien of the Fire Protection Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the adoption of this Annual Rate Resolution.

SECTION 8. CONFLICTS AND SEVERABILITY. If any Section, part of Section, paragraph, clause, phrase or word of this Resolution is in conflict with any other provisions of previously adopted Fire Protection Assessment Resolutions, the provisions of this Resolution shall prevail. If any clause, section or other part of this resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this resolution.

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED, with a quorum present and voting, this 12th day of September, 2024.

TOWN OF YANKEETOWN, FLORIDA

By: _____
Mayor of Yankeetown

ATTEST:

Town Manager