



**REGULAR MEETING AGENDA
YANKEETOWN TOWN COUNCIL
OCTOBER 6, 2025, AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL**

MEETING CALLED TO ORDER:

(Please turn off Cell phones)

Pledge of Allegiance:

Roll Call:

AGENDA:

- 1. Minutes**
 - a. 9.8.25 Tentative Millage & Tentative Budget Hearing**
 - b. 9.8.25 Regular Meeting**
 - c. 9.22.25 Final Millage & Final Budget Hearing**
- 2. Audit Report**
- 3. Mery Beyer, Jones Edmunds- Engineering Reports**
- 4. Lions Club, Steve Norton- Seafood Festival**
- 5. Kat Atherly- Historic Board Seat Interest**
- 6. Elections Ordinance Second Reading**
- 7. Elections Interlocal Agreement**
- 8. County Building Permit Process**
- 9. Woman's Club Fund Disbursement Request**

UNFINISHED BUSINESS

COUNCIL REPORTS OR ANNOUNCEMENTS:

MAYOR REPORTS OR ANNOUNCEMENTS:

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

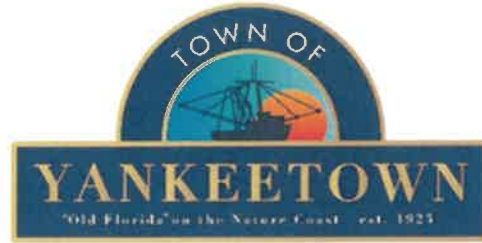
- Water Software Update
- Code Enforcement Updates
- Water Deposits Process & Procedure
- Solid Waste RFP
- Schedule Of Fees

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

ADJOURNMENT:

POSTED: October 3, 2025

Seante M Gyukeri, Town Administrator



TOWN OF YANKEETOWN

CERTIFICATION OF OFFICIAL MINUTES

I, Seante M. Gyukeri, Town Administrator of the Town of Yankeetown, Florida, hereby certify that the attached minutes are a true and correct record of the proceedings of the:

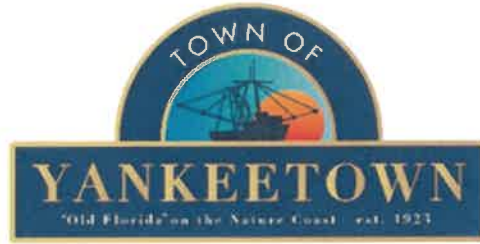
- Tentative Millage Hearing – September 8, 2025
- Tentative Budget Hearing – September 8, 2025
- Final Millage Hearing – September 22, 2025
- Final Budget Hearing – September 22, 2025
- Regular Council Meeting – September 8, 2025

These minutes were prepared under my direction and will remain on file as part of the permanent official records of the Town of Yankeetown, Florida.

Respectfully Submitted,

Seante M. Gyukeri
Town Administrator

Date: 10/3/25



**TENTATIVE MILLAGE HEARING MINUTES
YANKEETOWN TOWN COUNCIL
SEPTEMBER 8, 2025 AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL**

CALL TO ORDER:

The meeting was called to order at 6:00 PM with members of the public in attendance.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL:

Present – Mayor Laurence Vorisek; Councilmembers Tim Ecker, Bob Terran, Allen Casey.

Staff: Seante M. Gyukeri, Town Administrator.

AGENDA ITEMS:

1. Resolution 2025-02 – Tentative Millage Rate at 3.4451 mills for FY 2025–26.

The Town of Yankeetown’s tentative millage rate for FY 2025–2026 is 3.4451 mills, which is greater than the rolled-back rate of 3.1193 mills by 10.45%.

Motion: Tim Ecker moved to adopt Resolution 2025-02 (Tentative Millage).

Second: Bob Terran.

Roll Call Vote:

Laurence Vorisek, Mayor – Yea

Tim Ecker – Yea

Bob Terran – Yea

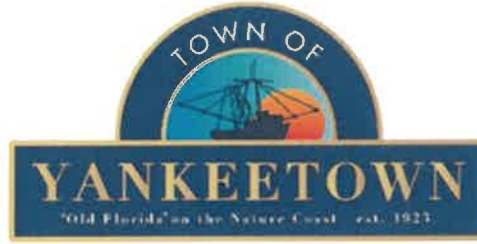
Allen Casey – Yea

Motion carried unanimously 4-0.

PUBLIC COMMENTS: Opened; no objections recorded.

Minutes respectfully submitted by:

Seante M. Gyukeri, Town Administrator



TENTATIVE BUDGET HEARING MINUTES
YANKEETOWN TOWN COUNCIL
SEPTEMBER 8, 2025 AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL

CALL TO ORDER:

The meeting was called to order at 6:00 PM with members of the public in attendance.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL:

Present – Mayor Laurence Vorisek; Councilmembers Tim Ecker, Bob Terran, Allen Casey.

Staff: Seante M. Gyukeri, Town Administrator.

AGENDA ITEMS:

1. Resolution 2025-03 – Tentative Budget Adoption for FY 2025–26.

Motion: Bob Terran moved to adopt Resolution 2025-03 (Tentative Budget).

Second: Tim Ecker.

Roll Call Vote: Laurence Vorisek (Mayor) – Yea, Tim Ecker – Yea, Bob Terran – Yea, Allen Casey – Yea

Motion carried unanimously 4-0.

2. Resolution 2025-04 – Fire Assessment (annual non-ad valorem) for FY 2025–26.

Motion: Tim Ecker moved to adopt Resolution 2025-04 (Tentative Fire Assessment).

Second: Bob Terran.

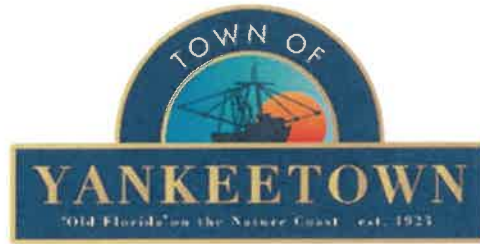
Roll Call Vote: Laurence Vorisek (Mayor) – Yea, Tim Ecker – Yea, Bob Terran – Yea, Allen Casey – Yea

Motion carried unanimously 4-0.

PUBLIC COMMENTS: Opened; discussion of fire hydrant status and abandoned structures; no objections to rates.

Minutes respectfully submitted by:

Seante M. Gyukeri, Town Administrator



**REGULAR COUNCIL MEETING MINUTES
YANKEETOWN TOWN COUNCIL
SEPTEMBER 8, 2025 AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL**

Call to Order

The regular meeting of the Yankeetown Town Council was called to order at 6:00 PM on September 8, 2025, at Yankeetown Town Hall, located at 6241 Harmony Lane, Yankeetown, Florida. 28 members of the public were present.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following council members and staff were present:

- Mayor Laurence Vorisek
- Councilmember Tim Ecker
- Councilmember Bob Terran
- Councilmember Allen Casey
- Seante M. Gyukeri, Town Administrator

Approval of Minutes

A motion was made to approve the minutes of the August 4, 2025 regular meeting and the August 14, 2025 special meeting. The motion was seconded by Tim Ecker. Upon roll call, Mayor Vorisek, Tim Ecker, Bob Terran, and Allen Casey all voted "Yea." The motion carried unanimously, 4-0.

Ordinances and Resolutions

Ordinance 2025-02 (Elections) – First Reading

Bob Terran moved to approve Ordinance 2025-02 on first reading, with a second by Tim Ecker. The roll call vote was unanimous, 4-0 in favor.

Ordinance 2025-01 (Historic Preservation) – Second Reading

Tim Ecker moved to adopt Ordinance 2025-01 on second reading, seconded by Allen Casey. Mayor Vorisek, Tim Ecker, Bob Terran, and Allen Casey each voted "Yea." The motion carried unanimously, 4-0.

Citizens Advisory Task Force- Helen Cialellas

The Citizens Advisory Task Force (CATF) prepared two Community Development Block Grant (CDBG) applications, which Savinacious will be submitting: one for storm water drainage improvements and another for water infrastructure upgrades. The grant packages were presented to the council for review. Helen noted that the CATF had conducted a survey, which identified storm water management, water infrastructure, and

roads as the highest priority issues for the community. Additionally, Dan Oats is actively researching bonds, exploring ways to generate matching funds to support grant applications, and trying to schedule a meeting with the Florida League of Cities to seek advice.

Appointments

Historic Preservation Board- A motion was made to appoint Mandy Brady to the Historic Preservation Board, seconded by Bob Terran. All council members voted "Yea," and the motion passed unanimously, 4-0.

Parks & Recreation Committee-The council moved to appoint Kat Atherley to the Parks & Recreation Committee, with the motion seconded by Tim Ecker. All members voted "Yea," and the appointment was approved unanimously, 4-0.

Parks & Recreation – Halloween Event Funding

A motion was made to approve \$650 from the FY 2024–25 budget for Parks & Recreation Halloween event expenses. The motion was seconded by Allen Casey and carried unanimously, 4-0.

Insurance Renewal

The council approved the renewal of FMIT insurance for FY 2025–26, in the amount of \$81,072. The motion was seconded by Allen Casey, with all members voting "Yea." The motion was unanimously carried, 4-0.

Public Works / Right-of-Way

A motion was made to cease routine mowing of the right-of-way in front of private residences; abatement mowing will continue as needed on abandoned parcels. The roll call vote was unanimous, 4-0 in favor.

Legal – Attorney Retainer Adjustment

The council approved updated retainer rates for legal services, which will take effect in FY 2025–26 for Attorney, Litigation, and Legal Assistant roles.

The motion was seconded by Bob Terran and passed unanimously, 4-0.

Water Plant Flood Insurance

A motion was made to renew flood insurance for the water plant, covering contents up to \$500,000, for an annual premium of \$3,564. The motion was seconded by Bob Terran and approved unanimously, 4-0.

Utilities – Billing Services

- The council moved to terminate OPUS/Pegasus water billing services and transition billing in-house. The motion was seconded by Allen Casey and approved unanimously, 4-0.
- A motion was made to approve the acquisition of in-house billing software and services, from Thoroughbred, contingent on attorney review of the agreement. Seconded by Tim Ecker, the motion passed unanimously, 4-0.

Town Administrator Report – 90 Day Review:

Town Administrator Seante M. Gyukeri requested feedback from the Council and the public on her performance during her first 90 days of service. Councilmembers each expressed strong support and appreciation, noting that she has done an excellent job and that they are very satisfied with her work to date. Members of the public in attendance echoed these sentiments, offering positive feedback and expressing confidence in her leadership.

Council / Committee Reports:

- **Mayor Vorisek** reported on ongoing coordination with Levy County regarding drainage and stormwater management priorities, noting the need for timely updates from engineering consultants. Mayor Vorisek also apologized to the public for the recent water main break, noting that the town was losing approximately 10,000 gallons per minute. He explained that the isolation valves failed to work, which necessitated a complete shutdown of the town's water system to address the emergency. Laurence informed the public that Barret, the town's new Maintenance Operator, is now doing the meter readings.
- **Councilmember Ecker** provided an update from the Parks & Recreation Committee, highlighting upcoming events and confirming preparations for the Halloween program.
- **Councilmember Terran** will go over the Sheriff's report and will update council and public next meeting.
- **Councilmember Casey** discussed County helping to cut down dead trees, right-of-way maintenance and mowing policies, as well as continued follow-up on code enforcement matters.

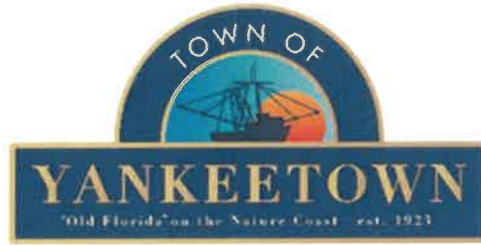
Public Comments (Summary)

- Discussion of drainage priorities, focusing on stormwater projects along 64th, 67th, and Riverside, coordination with the county, and encouraging citizen participation at county meetings.
- Updates on grants from the Savinacious team, including FEMA obligations for Idalia and HMGP, as well as the status of the Elevate Florida program.
- Concerns raised regarding tree removals near rights-of-way, utility line clearance, burn permits on private property, and code enforcement for abandoned or unsafe structures.
- Water billing anomaly forgiveness was addressed according to the existing ordinance, with Town Administrator instructed to apply the policy and adjust the affected account accordingly.

Adjournment

The meeting was adjourned at 8:36 PM.

Minutes respectfully submitted by Seante M. Gyukeri, Town Administrator.



**FINAL MILLAGE HEARING MINUTES
YANKEETOWN TOWN COUNCIL
SEPTEMBER 22, 2025 AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL**

CALL TO ORDER:

The meeting was called to order at 6:00 PM with members of the public in attendance.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL:

Present – Mayor Laurence Vorisek; Councilmembers Tim Ecker, Bob Terran, Allen Casey.

Staff: Seante M. Gyukeri, Town Administrator.

AGENDA ITEMS:

Resolution 2025-05 – Final Millage Rate at 3.4451 mills for FY 2025–26.

The Town of Yankeetown’s final millage rate for FY 2025–2026 is 3.4451 mills, which is greater than the rolled-back rate of 3.1193 mills by 10.45%.

Motion: Bob Terran moved to adopt Resolution 2025-05 (Final Millage).

Second: Allen Casey.

Roll Call Vote:

Laurence Vorisek (Mayor) – Yea

Tim Ecker – Yea

Bob Terran – Yea

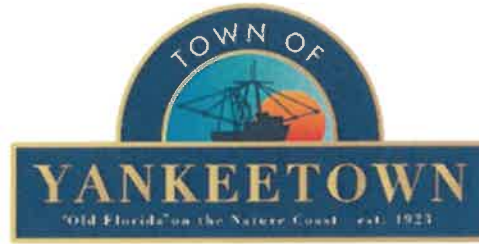
Allen Casey – Yea

Motion carried unanimously 4-0.

PUBLIC COMMENTS: Opened; no objections recorded.

Minutes respectfully submitted by:

Seante M. Gyukeri, Town Administrator



**FINAL BUDGET HEARING MINUTES
YANKEETOWN TOWN COUNCIL
SEPTEMBER 22, 2025 AT 6:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LANE, YANKEETOWN FL**

CALL TO ORDER:

The meeting was called to order at 6:00 PM with members of the public in attendance.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL:

Present – Mayor Laurence Vorisek; Councilmembers Tim Ecker, Bob Terran, Allen Casey.
Staff: Seante M. Gyukeri, Town Administrator.

AGENDA ITEMS:

1) Resolution 2025-06 – Final Budget Adoption for FY 2025–26 (effective October 1, 2025).

Motion: Tim Ecker moved to adopt Resolution 2025-06 (Final Budget).

Second: Bob Terran.

Roll Call Vote:

Laurence Vorisek (Mayor) – Yea

Tim Ecker – Yea

Bob Terran – Yea

Allen Casey – Yea

Motion carried unanimously 4-0.

PUBLIC COMMENTS: Opened; no objections recorded. Randy Chubb requested that Jones Edmund Engineers attend the next meeting to provide project updates; staff to coordinate scheduling.

ADJOURNMENT:

Meeting adjourned at 6:32 PM.

Minutes respectfully submitted by:

Seante M. Gyukeri, Town Administrator