

**REGULAR MEETING AGENDA
YANKEETOWN TOWN COUNCIL
JANUARY 5, 2026, 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: Laurence Vorisek, Tim Ecker, Bob Terrian, Allen Casey, Seante Gyukeri, and Norm Fugate.

AGENDA:

1. Minutes
 - a. 12.8.25 Meeting Minutes
2. Yankeetown School- Monthly report
3. Savinacious- Monthly report
4. Animal control monthly report.
5. Intergovernmental Equipment Sale Discussion
6. Golf Cart Discussion

UNFINISHED BUSINESS

- Re-visit Water Availability Fee Resolution
- Coast Guard Station
- P&Z Comp Plan Discussion

COUNCIL REPORTS OR ANNOUNCEMENTS:

MAYOR REPORTS OR ANNOUNCEMENTS:

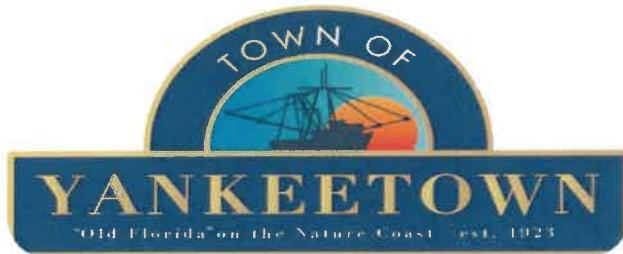
TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

- Monthly Report

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

ADJOURNMENT:

POSTED: January 5, 2026
Seante M Gyukeri, Town Administrator



YANKEETOWN TOWN COUNCIL

REGULAR MEETING MINUTES

December 8, 2025 – 6:00 PM

Yankeetown Town Hall

6241 Harmony Lane, Yankeetown, Florida

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Yankeetown Town Council was called to order at 6:00 p.m. The Pledge of Allegiance was recited.

ROLL CALL

Mayor Laurence Vorisek – Absent

Council Member Tim Ecker – Present

Council Member Bob Terrian – Present

Council Member Allen Casey – Present

Town Administrator Seante M. Gyukeri – Present (non-voting)

Town Attorney Norm Fugate – Present (non-voting)

A quorum was established. Approximately twenty-five (25) members of the public were in attendance.

AGENDA ITEMS

1. MINUTES

a. November 3, 2025 Regular Meeting Minutes

Motion by Allen Casey, second by Bob Terrian, to approve the November 3, 2025, Regular Meeting Minutes as presented. Motion passed 3–0 unanimously.

b. November 17, 2025 Special Meeting Minutes (Animal Control)

Motion by Bob Terrian, second by Allen Casey, to approve the November 17, 2025 Special Meeting Minutes as presented. Motion passed 3–0 unanimously.

2. YANKEETOWN SCHOOL – MONTHLY REPORT

A representative from Yankeetown School had requested a standing agenda item but was not present. No formal report was given. School activities were later noted under Council Reports.

3. SAVINACIUS – MONTHLY REPORT / GRANT UPDATES

Representatives from Savinacius were unable to attend but provided a written update, which was made available to the public:

Idalia Elevation Projects include five (5) non-historic homes and seven (7) historic homes. Applications have passed state-level review and are awaiting FEMA approval and funding. Award letters have not yet been issued. The Town's state appropriation application was submitted by the November 21, 2025, deadline. Council noted that additional technical questions should be directed to Savinacius.

4. ANIMAL CONTROL – UPDATE

Following Council's approval of an interlocal agreement with Inglis Animal Control on November 17, 2025, animal control services are active in Yankeetown. Inglis Animal Control responded to twelve (12) calls during November. A detailed call log was provided and made available on the back table. December call statistics will be reported at a future meeting.

Council expressed appreciation for the responsiveness and visible impact of the services.

5. APPROPRIATION APPLICATION – UPDATE

This item was addressed in conjunction with the Savinacius report. No further action was required at this time.

6. PROPOSAL – LITTLE FREE LIBRARY AT TOWN HALL

Council considered a proposal to install a Little Free Library at Town Hall. All costs will be covered by the sponsoring group, including installation and maintenance. Council reached consensus approval and authorized staff to coordinate the location. No formal motion was required.

UNFINISHED BUSINESS

COAST GUARD STATION-Council directed that this item remains under Unfinished Business while additional information regarding feasibility, costs, and terms is gathered. No action was taken.

ENGINEERING REPORT - 64TH & 67TH STREET DRAINAGE PLANS-Jones Edmunds Engineering submitted a proposal to update/renew the engineering plans for the 64th Street and 67th Street drainage projects (designs previously completed as part of a larger package). The proposal amount is \$5,720 and covers only 64th and 67th Streets (not the yacht basin/boat ramp or 50th Street project). Updating the plans will: Bring them current with construction costs and current standards. Help ensure readiness if grant funding (e.g., through Savinacius applications) is approved, rather than delaying the projects later. Avoid the risk of the prior designs becoming obsolete and needing full redesign at significantly higher cost. Discussion included: Whether to wait for grant approval before spending funds; concerns were raised about plan "shelf life" and how long the update would remain valid. It was noted that the original engineering package cost between \$60,000–\$80,000; allowing it to lapse entirely could require similar expenditures in the future. Comment that updated engineering is often beneficial in grant scoring and may be reimbursable if grants are awarded. Clarification that permits themselves would still be pursued when projects are ready to advance; engineering is a prerequisite

Motion by Bob Terrian, second by Allen Casey, to approve the Jones Edmunds proposal in the amount of \$5,720 to update engineering plans for 64th Street and 67th Street drainage projects. Motion passed 3–0 unanimously.

COUNCIL REPORTS OR ANNOUNCEMENTS

Council Member Bob Terrian reported the Law Enforcement Report for November: Yankeetown's call share was just under 10% of the joint contract with Inglis. Activity in Yankeetown included: 11 traffic stops 27 security checks (including at the non-existent "Yankeetown Fire Department" location still on the list) Approximately 16 "other" calls (disturbances, wellness checks, etc.) Some calls are logged to general locations such as the end of CR-40, the boat ramp, the beach, and "Redneck Beach", which are in unincorporated county rather than clearly designated to Yankeetown or Inglis. Bob will discuss this with Inglis for more precise reporting. Fire Department: 9 incidents in Yankeetown: 2 brush fires 6 medical calls 1 hazardous condition Town of Inglis Updates: Inglis is working on new ordinances and has P&Z issues under review. Cheryl, the Inglis code enforcement officer who also coordinates animal control, now has a secretary, and her daughter has taken over animal control operations. This should allow more field time for both code enforcement and animal control in Yankeetown. Inglis continues road paving and is considering purchase of a paving machine, which could potentially benefit Yankeetown in the future. Council Member Allen Casey publicly thanked Town Administrator Seante Gyukeri for her extensive work improving Town Hall (wall accents, new flooring, audio/speaker system efforts, and general upgrades). Council Member Tim Ecker reported on holiday parade coordination with Yankeetown School and community: Resident Helen Ciallela is organizing hot chocolate and cookies for the end of the parade at Town Hall. Donations of hot chocolate and cookies may be delivered to Town Hall on Saturday, December 13, the morning of the parade. The holiday parade will start in Inglis and end in Yankeetown, where refreshments will be offered to attendees.

MAYOR REPORTS OR ANNOUNCEMENTS

Mayor Vorisek was absent.

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS

The Town Administrator reports the Town has received complaints regarding a home-based fishing charter business operating on Palm Drive, including concerns about boats, parking, lights, fish cleaning, odors, wildlife, and neighborhood impact. The Town's comprehensive plan and land development regulations contain provisions relating to commercial vessels and commercial activity in residential areas. Gyukeri asked Attorney Fugate for legal advice on how to proceed because of the new state statute. Florida Statute §559.955 (Home-based Businesses) was recently enacted and allows certain businesses to operate from residences if specific criteria (including parking, signage, noise, odors, etc.) are met. Town Attorney Norm Fugate advised: If the operation meets all statutory criteria, state law preempts conflicting local prohibitions on home-based businesses. However, other regulations (e.g., nuisance, trash, safety, wildlife, and environmental rules) may still apply. Determining compliance is primarily a code enforcement matter; the code enforcement officer must evaluate facts such as parking, number of employees/customers, activities, and impacts. Council discussed the limits of Town authority and emphasized that: The Town cannot override state law or enter private property without legal basis. Residents should continue to work through Code Enforcement, FWC, and law enforcement regarding specific violations (e.g., disposal of fish remains, feeding of wildlife, lighting, and noise). The issue may also involve civil matters between neighbors beyond the Council's role.

Gyukeri reports update on water billing transition back in-house All water billing software has been installed. Barrett's meter reading route is being reorganized for efficiency and input into the system. Gyukeri is reviewing relevant ordinances and trash billing provisions to ensure accurate charges. She will be meeting with Capital City Bank to complete setup for auto-pay-ACH (NACHA) processing. Target: transition billing from Pegasus to in-house billing with postcards and updated options around January–February billing cycles, subject to completion of setup. Code Enforcement During the past month 5 cases proceeded to the special magistrate, and fines are being assessed.

AREA RESIDENT COMMENTS OR ANNOUNCEMENTS

Several residents addressed Council regarding animal control, zoning concerns, and permitting services. Charles Hanson, expressed ongoing concerns regarding the neighboring fishing charter operation, including commercial use in a residential area, multiple vessels and vehicles, fish remains and odors, wildlife (vultures/alligators), and impacts on property values. Cited portions of the Town's comprehensive plan regarding commercial vessels and questioned enforcement history. Council reiterated that: The Council meeting is not a court; detailed evidence and disputes between neighbors are not adjudicated here. Complaints must be pursued through Code Enforcement, FWC, and law enforcement. The Town will rely on its attorney and code enforcement officer to interpret and enforce applicable laws. Robin Gibbs recalled prior instances years ago when boats with commercial stickers were not allowed to remain in certain areas and were required to be moved and asked about how those rules are applied today. Council noted some of those restrictions may have been HOA-related and not Town-wide ordinances. Cynthia Townsend spoke as the immediate neighbor to the Palm Drive charter business, describing frequent vehicles, early-morning activity, and spotlight illumination near her bedroom. Asked Council to take the local zoning language seriously and assist in enforcement, saying the situation is affecting quality of life and potential property sale. Council again emphasized that residents should provide documentation to code enforcement and FWC; the Town cannot simply order a resident to cease activity without due process and statutory analysis. Allen Wares expressed concern about property values for all residents when commercial activities impact neighborhoods. Spoke in support of Code Enforcement Officer Chad, noting positive experiences and effective work around town. Encouraged neighbors to work with Chad regularly, provide evidence from public vantage points, and progress "one step at a time" through appropriate channels. Shelby Sadoski thanked Council for finalizing the animal control interlocal agreement and noted she is pleased to hear it is already making a difference. Jim Carrier asked about the status of building permit services, specifically whether the Town had transitioned away from SafeBuilt. Council replied that: Permitting and inspections are still performed by SafeBuilt at this time. The Town is exploring the possibility of contracting with Levy County but must analyze costs, responsibilities (including floodplain management), and resident impacts before any change. No other residents came forward to speak.

ADJOURNMENT

Motion by Bob Terrian, second by Allen Casey, to adjourn the meeting.
Motion passed 3–0 unanimously.
The meeting adjourned at 6:48 p.m.

Minutes respectfully submitted by:

Seante M. Gyukeri
Town Administrator

Animal Control Monthly Report

December 2025

Jurisdiction: Town of Yankeetown

Reporting Period: December 1–31, 2025

Summary of Activity

During December 2025, Animal Control responded to a variety of calls for service, patrols, and follow-up actions within the Town of Yankeetown. Activities included welfare checks, loose or injured animal reports, public assistance calls, and routine patrols.

Call & Service Overview

- **Total documented responses:** Multiple service calls and patrol activities throughout the month
- **Primary call types included:**
 - Reports of loose or injured dogs
 - Animal welfare and enforcement issues
 - Public inquiries regarding spay/neuter services
 - Routine patrols and drive-through checks
 - Follow-up and monitoring of prior complaints

Notable Actions & Outcomes

- **Enforcement & Compliance**
 - Dogs were seized in one case pending veterinary evaluation and compliance.
 - Verbal warnings were issued to owners for violations such as lack of identification or control.
 - Several patrols resulted in **no violations observed**.
- **Public Assistance**
 - Residents were assisted with information and scheduling for spay and neuter clinic services.
 - Follow-up patrols were conducted in response to community concerns.
- **Animal Welfare**
 - Reports of injured or roaming animals were investigated promptly.
 - In multiple instances, animals were not present upon arrival or conditions had resolved.

General Observations

- Proactive patrols continue to be effective in identifying and preventing potential issues.
- Public outreach and education remain important, particularly regarding animal identification and leash requirements.
- Continued coordination with residents has helped resolve concerns without the need for formal enforcement in many cases.

Conclusion

Animal Control operations for December 2025 focused on maintaining public safety, ensuring animal welfare, and responding to resident concerns in a timely and professional manner. Most incidents were resolved through education, warnings, or follow-up monitoring, with limited enforcement action required.



**Regular Meeting Agenda
Yankeetown Town Council
February 3, 2025, At 6:00 P.M.
Yankeetown Town Hall
6241 Harmony Ln Yankeetown, FL
34498**

Meeting Called to Order by Mayor Erkel at 6:00pm

Pledge of Allegiance

Area Resident Comments or Announcements

Eric Weber asks the council if the Historic Preservation Ordinances be approved?

Approval of Agenda: (Modifications)

Agenda:

1. Approved Minutes
 - a. Motion by Councilman Terrian
 - b. Second by Vice Mayor Fuller
 - i. Councilman Terrian-yay
 - ii. Councilor Atherley-yay
 - iii. Councilman Vorisek-yay
 - iv. Vice Mayor Fuller-yay
 - v. Mayor Erkel-yay
2. Candidates for Yankeetown & appointments
3. RFP Review
 - a. RFP #1 Accounting services
Extend RFP for 30days
 - b. RFP # 2 Cleaning services
 - i. Consensus for #1 bid Sherri
4. Resolution on Water availability fees
 - a. Motion by Councilor Atherley to set at \$15
 - b. Second by Councilman Vorisek
 - i. Councilman Terrian-yay
 - ii. Councilor Atherley-yay
 - iii. Councilman Vorisek-yay

- iv. Vice Mayor Fuller-yay
- v. Mayor Erkel-yay

5. Park Maintenance coming up
 - a. Michelle Fuller updates the community on upcoming maintenance on all the parks.
6. Community wide Workshop planning
 - a. Vice Mayor Fuller gives an update on trying to put interested parties in the same room to help provide information to residents.
 - b. The mayor wants this on an evening or weekend.
7. New signs for parks and roads
 - a. The council would like William Ary to provide a proposal for the next meeting.

Council Reports or Announcements:

Councilman Terrian- Inglis update

Councilor Atherley-

Councilman Vorisek- Fire Update and Water plant. We need a building around the outside computer box.

Vice Mayor Fuller- Closing some CD to combine and place in a higher rate CD.

Mayor Report or Announcements:

Town Administrator Report or Announcements

Area Resident Comments or Announcements

Adjournment

Mayor Erkel Adjourns meeting at 7:25 PM

Town of Yankeetown Resolution # 2025-02

Implementing a Water Availability Fee

WHEREAS, the Town of Yankeetown is committed to ensuring a reliable and sustainable water supply for all its residents; and

WHEREAS, the maintenance and improvement of the town's water infrastructure is essential to meet current and future demands; and

WHEREAS, it is necessary to implement a water availability fee to support these efforts and ensure the continued provision of high-quality water services;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Yankeetown that:

1. A water availability fee shall be established and implemented for all properties that have access to a Town water main.
2. The fee amount is hereby set at \$_____ per month, per property.
3. The funds collected from this fee shall be dedicated exclusively to the maintenance, upgrade, and expansion of the town's water infrastructure.
4. This resolution shall take effect immediately upon its adoption.

Adopted this ____ day of _____, 2025.

Mayor Erkel

Town Manager William Ary