



**REGULAR MEETING AGENDA
YANKEETOWN TOWN COUNCIL
NOVEMBER 3, 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
2. Yankeetown School Monthly Report
3. Annual Employee Federal Holiday Adoption
 - a. Town Hall Closure 12.26.25 & 1.25.26
4. Savinacious Monthly Report
5. Coast Guard Station
6. Animal Control

UNFINISHED BUSINESS

COUNCIL REPORTS OR ANNOUNCEMENTS:

MAYOR REPORTS OR ANNOUNCEMENTS:

TOWN ADMINISTRATOR REPORT OR ANNOUNCEMENTS:

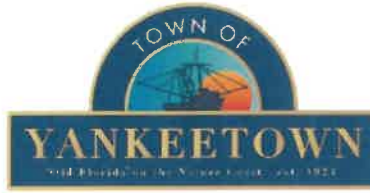
- Code Enforcement Updates

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

ADJOURNMENT:

POSTED: October 31, 2025

Seante M Gyukeri, Town Administrator



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

Call to Order: Mayor Laurence Vorisek called the meeting to order at 6:00 PM.

Pledge of Allegiance: Recited.

Chair's Announcement – Public Comment Rules:

Mayor Vorisek outlined the rules for public comment: 3-minute limit (gavel at three minutes), one speaker at a time at the podium, speakers must state name for the record, no crosstalk from the audience, and rules of conduct (no profanity).

Public Attendees: 25

Roll Call:

Mayor Laurence Vorisek – 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)
Quorum established.

1. Approval of Prior Minutes and Hearings

The Chair separated the September 8 hearings into distinct actions. Roll-call votes were taken on each item:

- September 8, 2025 – Tentative Millage Hearing:
 - Vorisek – Aye
 - Terrian – Aye
 - Casey – Aye
- September 8, 2025 – Tentative Budget Hearing:
 - Vorisek – Aye
 - Terrian – Aye
 - Casey – Aye
- September 22, 2025 – Final Millage Hearing:
 - Vorisek – Aye
 - Terrian – Aye
 - Casey – Aye

- September 22, 2025 – Final Budget Hearing:
 - Vorisek – Aye
 - Terrian – Aye
 - Casey – Aye
- September 8, 2025 – Regular Meeting Minutes:
 - Approved by unanimous consent

2. Audit Report – James Moore & Co.

Auditor presentation by Noah Leonard (James Moore & Co.).

- Independent Auditor’s Report: Same opinion as prior year.
- Internal Control Report (pp. 35–36 of financials): One material weakness noted—difficulty obtaining supporting documentation due to hurricane-related document loss/turnover; alternate procedures used. Plans in place so it should not recur.
- Compliance reports (pp. 37–39 and 40): Clean; last year’s state comment corrected; no new findings.
- Fund balance/reserves trending upward; General Fund reserves \approx two months minimum recommended by GFOA—Town is well above floor.
- Utility/Proprietary Fund: Net position improving; continued investment in underground infrastructure noted.
- Debt service: \$36,000 principal payment; FRS contributions current; no budgetary impact from pension reporting entry.
- Financial statements and management letter provided; documents are public records (available via Florida Auditor General site).

3. Engineering Updates – Jones Edmunds (Mary Beyer)

- 64th Street drainage: Plans previously at \sim 100%; SWFWMD permit active through Dec. 9, 2027; U.S. Army Corps permit expired and would need resubmittal/extension.
- 67th Street drainage: Advanced to \sim 60% and pre-app; costly seawall discharge drove pause. Alternative alignment/easement may be considered.
- Boat ramps: \sim 60% (permit submittal stage); Army Corps resubmittal required; review why FDEP vs. WMD applies.
- Recommendation: Prepare updated probable construction costs reflecting market increases to size grant pursuits; upon grant award, update plans, re-permit, and change engineer of record as required. Site visit to verify current conditions vs. 2021 survey.

4. Lions Club – Seafood Festival (Steve Norton)

Council granted its blessing to proceed November 22–23. Electrical upgrades in the median are commencing; vendors will be informed about available receptacles/ampacities. Discussion covered NEMA 14-50 (220/50A), 110/20–30A circuits, and the need to match receptacles to breaker capacity; vendors may need adapters. Public Works to assist with street closures as available.

5. Historic Board Appointment

Letter received from Kat Atherley requesting appointment. Appointment approved by the Mayor.

6. Elections Ordinance – Second Reading

Ordinance 2025-02 amending Chapter 8 (elections) considered. Motion to adopt passed by roll-call vote: Vorisek – Aye; Terrian – Aye; Casey – Aye.

7. Elections Interlocal Agreement

Interlocal agreement with Supervisor of Elections approved. Roll-call: Vorisek – Aye; Terrian – Aye; Casey – Aye.

8. County Building Permit Process

Item tabled to next meeting. Discussion noted high SafeBuilt costs year-to-date (over \$124,000.00); exploring returning inspections/permitting to Levy County. County is willing to accept; Town must address floodplain management and plan review for local ordinances. Staff will compare fees, timelines, and transition for projects already in process.

Unfinished Business

None noted beyond items addressed above.

Council Reports or Announcements

- Council Member Allen Casey: No new items.
- Council Member Bob Terrian: Fire Dept. – 7 calls in Yankeetown (1 auto accident; 6 medical). Law Enforcement – August: 38 calls in Yankeetown (of 1,085); September: 36 calls (of 611), incl. 9 traffic stops; some calls listed as generalized locations (e.g., CR-40). Inglis updates shared (elections, code items, exploring purchase of a paver).
- Mayor Vorisek: Recognized Town Administrator Seante Gyukeri for extensive work completing the audit amidst hurricane-related challenges.

Town Administrator Report or Announcements (Seante M. Gyukeri)

- Water Billing Software: Moving billing back in-house. Current outside service averages ≈ \$2,000/month. New software: Year 1 ≈ \$1,850 (incl. setup), subsequent annual cost roughly half. Expect postcard billing initially; exploring autopay/online options; bank bill-pay compatible.
- Code Enforcement: Implemented tracking from intake through resolution; monthly summary posted. Totals this month: 35 cases — 21 compliant/closed; 5 in permit process; 4 second letters; 2 scheduled for magistrate; 3 within initial 30-day window. Case types include no-permit work, nuisance/overgrowth, unsafe structures, right-of-way storage, dock repairs, and business use in residential zones.
- Water Deposits Policy: Discussion on eliminating deposits or limiting to tenants; alternatives include increased application fee, deposits refundable after good history, or collections for unpaid renter accounts. Staff to analyze last 1–2 years of write-offs and return with data-driven recommendation.
- Schedule of Fees: Office/administrative fee schedule (copies, records, tags, etc.) to be compiled into a single reference; staff to survey peer cities and review code to consolidate scattered fees.

Area Resident Comments or Announcements (3 minutes each)

- Savinacius representatives: Reported CDBG-DR application submitted (water distribution & stormwater projects) totaling over \$10M; RFI phase expected in October; award letters typically by Thanksgiving with some work able to start as early as January. Hazard Mitigation Grant Program applications remain active; Elevate Florida vs. HMGP timing reviewed; state appropriations opportunities discussed (November/February windows).
- Alexis Richardson (Yankeetown School): First quarter concluding; PTO/SAC meeting and Coffee Chat; fire safety presentation; Fall Festival Oct. 24 (5–7 PM), free event with concessions, games, and cake walk.

- Shelby Sudski and others: Requested formal Animal Control services (possible Inglis interlocal); cited recent dog incidents and liability concerns; discussion also raised regarding stray cats and TNR efforts; several residents expressed support for establishing animal control and related ordinances.
- Additional resident comments included signage and county coordination items; staff will follow up.

Clerk note: Add Savinacius updates and Yankeetown School report as standing items on future agendas.

Adjournment: 7:38 PM. Motion by Terrian, second by Casey; approved unanimously.

Minutes respectfully submitted by:

Seante M. Gyukeri, Town Administrator

6.19 HOLIDAYS OBSERVED

- A. The following and any other days that the Town Council may declare are Town holidays. They shall be granted with pay to all eligible employees scheduled to work on such days.

New Year's Day
Martin Luther King's Birthday
Presidents Day
Good Friday
Memorial Day
Juneteenth (Columbus Day)
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving
Christmas Eve Day
Christmas Day
Floating Holiday****