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Meeting ID: 967 7737 9920 | Passcode: 123456

Mayor Teeters called the meeting to order at 6:32pm. Pastor Jill Lovely offered the invocation, followed by the Pledge of Allegiance led by Mayor Teeters. Roll Call was performed, meeting notification was confirmed, and a quorum was declared.

Town Council Members Present

Zane Teeters, Jr. – Mayor
Marjorie Boyd – Vice-Mayor
Jeanne Quiros
Kay MacQueen

Town Staff Present

Jennifer Tucker, Town Clerk
Wally Hoagland, Police Chief
David Langley, Attorney
Tom Harowski, Interim Town Planner

Mayor Teeters recognized Ann Hopper, Jacqueline Lonneville, Karen Smith, Cheryl Marinelli, Bruce Hanawalt, Gayle Sikkema, Brad Minger, Ryan Wilbur, Farmer Banks Helfrich, Julia D'Arts, and Steve Marinelli.

CITIZENS' QUESTIONS AND COMMENTS

Farmer Banks Helfrich – Safety First, Farming tips on planting watermelon. John Hopkins did a study, for number 1 death between 1 – 17years = Fire arms.

Julia D'Arts – I Am A Safe Place – Domestic Violence 1 out of 4 women and 1 out of 9 men suffer from domestic abuse. It is not a personal issue, it is a community issue. It affects everyone. Demands attention and action. Community can educate ourselves and residents of resources available. Encourage council to approve initiatives to promote educational campaigns of resources available.

Groveland – homeless mats out of plastic bags, 2nd & 4th Thursday of every month. Can use any size bags.

Ryan Wilbur – Agenda Concern with items under Old Business that will allow mayor to overstep his position and interfere with staff responsibilities. Accountability – council must hold each other accountable including employees, hold them accountable but also provide help that is needed.

Cheryl Marinelli – After reporting about Kirkwood Park last month our PW Dept cleaned it up and they did a great job, Thank you! Free library at the park – contacted original steward of library Kellyann Goring who received the box in 1999, residents have volunteered to maintain and restore library throughout the summer.

Vic Stone – Does anyone know what is significant about June 15th? – Miss Olive Ingram Day
She lived her entire life of 100 years in Astatula. She served as the first town clerk of Astatula. On June 2002 it was declared that June 15 would be Olive Ingram Day and renamed the community center the Olive Ingram Building.

AGENDA REVIEW

Mayor – would like to move new business item #1 to now.

Motion to approve agenda change made by Mayor Teeters, seconded by Councilor MacQueen

Motion failed by a 2:2 voice vote.

Yea: Teeters, MacQueen

Nay: Boyd, Quiros

CONSENT AGENDA

1. Invoice - Carville Chrysler Dodge Jeep Ram \$43,500 - WH

Motion to approve made by Mayor Teeters, seconded by Councilor MacQueen

Motion approved unanimously by roll call vote.

APPROVAL OF MINUTES

1. May 13, 2025, Regular Council Meeting

Motion to approve minutes made by Councilor Quiros, seconded by Vice Mayor Boyd

Motion approved unanimously by voice vote.

STAFF REPORTS

Police Department – Chief Hoagland

Code Enforcement – Special Magistrate Meeting: one case was heard and order issued.

Law Enforcement – thank you for surprise anniversary party.

2 new officers – Nic Hemby & Jue'lz Corbitt.

2 officers participated in Special Olympics

Click it or Ticket – 175 Traffic citations, 195 warnings, 17 arrests

592 Calls for service this month

If you're going on vacation – inform LEO and they can check on your home while absent.

Next week Chief will be gone to the FPCA Conference.

The backpack event will be organized with the Elementary School, will have more info at next meeting.

Public Works – Interim Director Chief Hoagland

Andy Stamper was hired as the PW Supervisor. Andy repaired roof at cemetery for approx. \$900. Tree trimming is in progress by PW, saving the town approximately \$30,000. Parks have been addressed.

Working with Councilor MacQueen on beautification projects – next will be a project in front of Town Hall.

Scott Kane has tendered his resignation – thank you for his service.

Town Clerk – Jennifer Tucker

Finance Report - During the Finance Report, the mayor expressed dissatisfaction with the format of the financial presentation. This led to a lengthy disagreement between the Mayor and the Town Clerk.

Karen Smith - requested for the dispute to stop and discuss at a later time.

Morgan Mork – would like to know why the mayor can't present himself in a way that would invite people to meet with him. It is unacceptable the way the Mayor speaks to people.

➤ 7:32pm 5-minute recess request by Mayor.

➤ Readjourn at 7:39pm

Town Attorney – David Langley

Will report on Policy & Procedure Manual later in the meeting.

Nothing else to report

PUBLIC HEARING

Discussion and approval of Resolution 2025-09 Variance Application – AK #3619692

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; APPROVING REDUCED PARKING SPACES AND LOADING SPACE FOR STRUCTURES TO BE BUILT ON LAND LOCATED AT 23902 COUNTY ROAD 561; ASTATULA, FLORIDA; LAKE COUNTY PROPERTY APPRAISER PARCEL NO.: 29-20-26-01000-00L-00901; PROVIDING AN EFFECTIVE DATE.

Tom Harowski presented his staff report regarding the variance application. Planning & Zoning board recommends approval of the variance application.

Public Comments:

Mike Hopper 14201 Tennessee Avenue – What type of foundation will be used to build the parking spaces.

Paul Netwal – clarification on where current production will be relocated in the process of construction.

Motion to read by title only and approve Resolution 2025-09 made by Councilor MacQueen, seconded by Vice-Mayor Boyd

Motion approved unanimously by roll call vote

Final Reading of Ordinance 2025-06 Establishing a School Zone Speed Enforcement Program

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, LAKE COUNTY, FLORIDA, ENACTING ARTICLE V - "SCHOOL ZONE SPEED ENFORCEMENT" - CHAPTER 54 OF THE TOWN OF ASTATULA CODE OF ORDINANCES; PROVIDING FOR PURPOSE, INTENT AND DEFINITIONS; ESTABLISHING A SCHOOL ZONE SPEED ENFORCEMENT PROGRAM AND AUTHORIZING THE USE OF SPEED DETECTION SYSTEMS WITHIN THE TOWN; PROVIDING FOR PROGRAM IMPLEMENTATION REQUIREMENTS AND DESIGNATION OF SCHOOL ZONES; PROVIDING FOR ENFORCEMENT AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Motion to read Ordinance 2025-06 by title only made by Councilor MacQueen, seconded by Mayor Teeters.

Motion approved unanimously by voice vote

Chief Hoagland provided an explanation on what the ordinance is about.

Public Comments:

Paul Netwal – asked questions for clarification

Motion to adopt Ordinance 2025-06 made by Councilor Quiros, seconded by Vice Mayor Boyd

Motion approved unanimously by roll call vote

Final Reading of Ordinance 2025-07 Noise Control

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; CREATING ARTICLE VI, CHAPTERS 34-175 THROUGH 34-179, TOWN OF ASTATULA CODE, TO BE ENTITLED, *NOISE CONTROL*; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to read Ordinance 2025-07 by title only made by Councilor MacQueen, Seconded by Mayor Teeters

Motion approved unanimously by roll call vote

Public Comments:

Lisa Lovell – asked for clarification on how noise ordinance will work. Chief Hoagland provided an explanation.

Mike Hopper – will there be a decibel meter used?

Motion to adopt Ordinance 2025-07 made by Mayor Teeters, seconded by Councilor Quiros

Motion approved 3:1 by roll call vote

Yea: Vice Mayor Boyd, Councilor Quiros, Councilor MacQueen

Nay: Mayor Teeters

OLD BUSINESS

Motion by Mayor Teeters to table all old business to future meeting, seconded by Councilor MacQueen.

Motion failed by roll call vote 2-2

Yea: Boyd, Quiros

Nay: Teeters, MacQueen

1. Discussion and approval to grant the mayor full access to all town facilities, including but not limited to the community center, and to provide the mayor with administrative privileges on the electronic lock system known as “Alta-Open.” - ZT

The mayor presented his request for expanded access to all town facilities, including the Community Center. He explained that his current access, provided by a physical key from Chief Hoagland, offers no transparency since entries are not tracked. Transitioning to the electronic lock system would enhance transparency, as the system logs all user access.

Kay MacQueen – asked Chief about public records laws. Langley clarified what state statute requires.

Morgan Mork – asked if the system allows for limited or conditional access (e.g., only during certain hours or when no staff are present).

Lisa Lovell – asked a legal opinion from the town attorney regarding the request.

David Quiros – the former mayor had similar privileges without objection and stated the Mayor should have access, at minimum, to the Community Center.

Mayor withdrew his request for access to the Town Hall office area and Clerk’s Office.

Vice Mayor Boyd – concerned with setting a precedent based on the prior mayor. She pointed out that access should be based on the role, not the individual, and stressed the importance of restoring proper checks and balances. She referenced the county structure, where neither the manager nor commissioners have unrestricted building access.

➤ *8:32 pm motion to extend for 1 hour made by Councilor Quiros, seconded by Mayor Teeters.*

Motion approved unanimously by voice vote

Bruce Hanawalt – can records be locked to allow access to buildings?

Lisa Lovell – this is a safeguard for the mayor to not have access and protect from false accusations.

Ryan Wilbur – the original access issue stemmed from the mayor lacking a key—though it was later clarified he had one all along. The need for checks and balances is absolutely necessary.

Susan Ritchert – all mayor wants is access to electronic lock system. If checks and balances are the goal, the mayor should use the electronic lock instead of a key.

Karen Smith – asked whether the Mayor has the right to request and receive public records.

Cheryl Marinelli – raised concerns about restricting the Mayor's access entirely and stressed the need for secure record storage (e.g., fire/flood safes) and continuity of operations in case of emergencies.

Public Comment Closed.

Motion to provide 24-hour electronic user access to the community center made by Councilor MacQueen, seconded by Councilor Quiros.

Motion approved unanimously by roll call vote.

2. Discussion and approval for the mayor to have jurisdiction over all-town-sponsored events, also referred to as "Special Events," and to require that all such events receive approval from the mayor. - ZT

The Mayor presented reasons he wants jurisdiction over special events. The former mayor was in charge of special events. The mayor is passionate about town events. He wants to be over events to plan and present to council for approval.

MacQueen – conducted events her whole life, feels mayor has done a good job, but feels we need to have a committee with boundaries to prevent over expenditures.

Teeters – wants jurisdiction over events to present a budget for events,

Morgan Mork – who would choose the committee? Collective or by town council? Would encourage you to include the council in choosing the committee to ensure diversity of those on the committee.

Mike Hopper – Each council member should be in charge of an event. Go talk to another town to find out how they do it. Mayor shouldn't have complete jurisdiction. Using vendors is a great way to go.

Motion to approve the Mayor's request for responsibility to plan town-sponsored events, also referred to in the budget as "Special Events," and to require that the Mayor provide a schedule of town-sponsored events, with budget, every fiscal year made by Mayor Teeters, seconded by Vice Mayor Boyd

Motion approved unanimously by roll call vote.

3. Discussion and approval to require all full-time personnel (excluding police officers) to work Monday through Friday, establishing a 40-hour work week and for the town hall to be open and available to the public for full service, Monday-Friday. - ZT

Mayor - believes the services of the town should be available 5-days a week. Will not open for public comment, will leave for council discussion only.

Quiros – requested clarification from Attorney Langley: employees were given letters stating they would only work Monday through Thursday, less than 40 hours. What legal ramifications are there to the town if that is changed?

Langley – doesn't think there are legal ramifications, but employees were just hired with these hours and now changing it could affect that, so that should be factored into the decision.

Boyd – It is not good policy or practice to advertise one thing and then change it two weeks later. That is a disservice to the people we are hiring. We are losing people faster than we can hire them. We've lost four good staff members in the past four months. Doesn't want to keep losing people because they can't trust what we say.

MacQueen – we need to do right by the people of the town and the community. The clerks should go back to the employees and try to problem solve to be open on Friday. Two or three residents have requested for town hall to be open on Friday's and we should accommodate them.

Motion to table to a future meeting made by Mayor Teeters, seconded by Councilor MacQueen

Motion approved unanimously by voice vote

NEW BUSINESS

1. Discussion and approval to appoint Cheryl Marinelli to fill the vacancy created by Mr. Wilbur's resignation – ZT

Cheryl Marinelli – A Paralegal for University of Massachusetts, realtor, attends most meetings and speaks at the meetings.

Quiros – should we have put out an advertisement for those interested? How is her health?

MacQueen – What are you going to bring to the table if appointed?

Cheryl – likes being involved to better the community, been a paralegal for 20 years – 17 years in the public sector, familiar with public records & ethics laws, investigates everything, doesn't have a problem with confronting people to correct things, very interested in town history.

Motion to appoint Cheryl Marinelli to council made by Mayor Teeters, seconded by Councilor MacQueen

Motion approved unanimously by roll call vote.

❖ Motion to remove Cheryl Marinelli from P&Z board made by Mayor Teeters, seconded by Councilor MacQueen

Motion approved unanimously by voice vote

➤ ***9:30 pm motion to extend for 30-minutes made by Councilor Quiros, seconded by Councilor MacQueen. Motion approved unanimously by voice vote***

The Town Clerk administered the Oath of Office to newly appointed council member Cheryl Marinelli.

2. Discussion and approval of Mack Concrete Major Site Plan

Tom Harowski, town planner, shared his staff report. Planning and Zoning board recommended approval of site plan.

Motion to approve Mack Concrete's Major Site Plan made by Councilor Quiros, seconded by Vice Mayor Boyd

Motion approved unanimously by voice vote

3. First Reading of Ordinance 2025-08 Establishing a Temporary Moratorium on Residential Development - ZT

Motion to read Ordinance 2025-08 by title only made by Mayor Teeters, seconded by Councilor Quiros

Motion approved unanimously by voice vote

Public Comment:

Paul Netwal: Will this prohibit annexations for the next 12 months?

Mike Hopper: Why are we doing this when builders are responsible for infrastructure? Mayor: we don't have water capacity to support development or the budget to upgrade/improve our water.

Motion to approve Ordinance 2025-08 made by Councilor MacQueen, seconded by Councilor Quiros
Motion approved unanimously by roll call vote.

4. Discussion and action to update Policy and Procedure manual - DL

David Langley – we need to update the manual, suggests that we hire an outside firm to update our manual. Requested quotes. Eliminates bias from anyone. DSK Law \$6,000 | Fisher Phillips Law \$2,500

Motion to approve Attorney Langley’s request to use outside council to draft a new policy and procedure manual made by Vice Mayor Boyd, seconded by Mayor Teeters.

Motion approved unanimously by roll call vote.

5. Consideration and Approval of the renewal premiums for employee healthcare coverage with Florida Blue for the Year July 2025 to June 2026 - JT

➤ ***9:58 pm Motion to extend for 15-minutes made by Mayor Teeters, seconded by Vice Mayor Boyd***
Motion approved unanimously by voice vote

Motion to approve renewal of healthcare coverage made by Councilor Quiros, seconded by Mayor Teeters
Motion approved unanimously by roll call vote.

COUNCIL DEPARTMENT LIAISON & COMMITTEE REPORTS

Motion to appoint Councilor Marinelli as Legal/Ordinances/Economic Development liaison and Mayor Teeters as Public Works/Streets liaison made by Mayor Teeters, seconded by Vice Mayor Boyd
Motion approved unanimously by voice vote

Legal / Ordinances / Economic Development – Cheryl Marinelli

Nothing to report

Finance / Grants – Vice Mayor Marjorie Boyd

Nothing to report

Public Safety / Code Enforcement – Councilor Jeanne Quiros

Nothing to report

Public Works / Streets – Mayor Zane Teeters, Jr.

Nothing to report

Land Development Regulations – Councilor Kay MacQueen

Waiting for sprinklers to be installed at the community center by Public Works.

Beautification underway and more projects to come.

Will bring info to a future meeting regarding Care for Kids Pediatrics.

July 1st – The Gathering (Senior event)

Schools need volunteers to be guest readers.

➤ ***10:13 pm Motion to extend 10-minutes made by Councilor MacQueen, seconded by Vice Mayor Boyd***
Motion approved unanimously by voice vote

Mayor request update on gWorks and Audit.

MacQueen - request update on former Mayor debt collection.

Langley sent a letter by certified mail with a deadline to contact the town to resolve. Options going forward are sending it to a third-party debt collector or suing in small claims court which he wouldn't recommend, or forgive the debt.

REVIEW

Items for Workshops and possible dates

Items for the next Regular Council Meeting

Items for a Special Meeting and possible dates

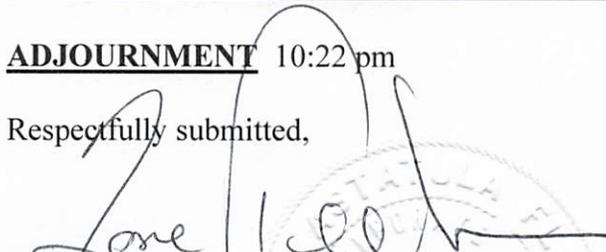
Motion to give direction to attorney and clerk to review advertisement deadlines and schedule a special meeting at the earliest date possible, made by Vice Mayor Boyd, seconded by Councilor MacQueen

Motion approved unanimously by voice vote

COUNCIL MEMBER MISCELLANEOUS COMMENTS

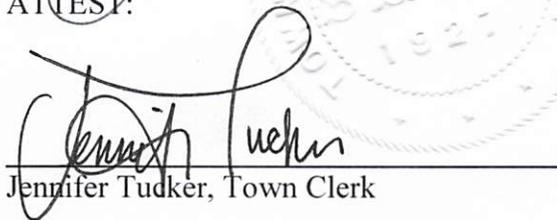
ADJOURNMENT 10:22 pm

Respectfully submitted,



Zane Teeters, Mayor

ATTEST:



Jennifer Tudker, Town Clerk

Minutes approved by 5:0 voice vote on 07/08/2025

