

TOWN OF ASTATULA
Regular Council Meeting Agenda
Tuesday, December 9, 2025, 6:30pm
Astatula Town Hall
25009 County Road 561 | Astatula, FL 34705

Town Council Members

Zane Teeters, Jr., Mayor
Cheryl Marinelli, Vice-Mayor
Kay MacQueen, Councilwoman
Susan Richert, Councilwoman
Kim Hanawalt, Councilwoman

Town Staff

Ann Quandt, Town Clerk
Wally Hoagland, Police Chief
David Langley, Attorney
Tom Harowski, Interim Town Planner

Call to Order

Invocation & Pledge of Allegiance

Roll Call, Acknowledgement of Quorum Present and Proper Notice Given

Welcome and Introduction of Guests

A. CITIZENS QUESTIONS AND COMMENTS

CITIZEN QUESTION AND COMMENT PERIOD

At this point in the meeting, the Town Council will hear questions, comments, and concerns from the citizens. If the issue raised is not on today's agenda, action will not be taken by the Council at this meeting. Questions may be answered by staff or referred for appropriate staff action. If further action is necessary, the item may be placed on a future board agenda. Zoning and code enforcement matters cannot be discussed during the public comment period. Procurement matters not scheduled to be heard by the Council today also cannot be discussed

B. AGENDA REVIEW

C. APPROVAL OF MINUTES

1. November 18, 2025, Regular Council Meeting Minutes

D. CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

E. STAFF REPORTS

1. Police Department – Chief Hoagland
2. Public Works – Director Andy Stamper
3. Town Clerk – Ann Quandt
4. Town Attorney – David Langley

F. NEW BUSINESS

1. (CM) Discussion and possible action regarding pay periods and paycheck issuance
2. (AQ) Removal of request to approve out of town travel/training for Town Clerk to attend the ARMA Southeast Sunshine Conference on February 18, 19 and 20
3. (ZT) Discussion and possible action to accept the proposal from Accenture to assist the Town with annual maintenance services for the Town's solid waste assessment program for Fiscal Year 26-27
4. (ZT) Discussion and possible action to accept the Fifth Amendment of Professional Services Agreement between Town of Astatula and M.T. Causley, LLC.
5. (ZT) Discussion and possible action to accept McDermit Davis for auditing services
6. (KM) Discussion and possible action to establish a process of reporting final expenditures upon the conclusion of each Community event.

7. (KM) Discussion and possible action to establish a process of evaluating each Community event as well as evaluating the volunteer experience.
8. (SR) Review, discussion, and possible action on amending the Astatula Town Charter to clarify Council Member vacancy appointments, terms of office, and any other charter corrections
9. (TH) Review, discussion and approval of the minor site plan for The Meadows Water Treatment Plant extension.
- 10.(DL) Review, discussion and possible action to approve Astatula Reserve Development Agreement.
- 11.(DL) Review, discussion, and action on Resolution 2025-19, reestablishing the Astatula Cemetery Committee.
- 12.(DL) Review, discussion, and action on Resolution 2025-20; creating the Community Events Committee, adopting bylaws, and appointing Dawn Teeters as chair
13. (DL) Second and Final Reading of Ordinance No. 2025-17 which amends Chapter 59 of the Code of the Town of Astatula Land Development Regulations to comply with SB 1080 and 784.

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; AMENDING CHAPTER 59, CODE OF THE TOWN OF ASTATULA LAND DEVELOPMENT REGULATIONS SECTIONS 59-1.14, 59-6.2, AND 59-6.7; UPDATING DEVELOPMENT APPLICATION REQUIREMENTS AND TIMEFRAMES TO COMPLY WITH FLORIDA SENATE BILL 1080 AND 784; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

14. (DL) Discussion and approval of Ordinance No. 2025-19; First Reading of Ordinance No. 2025-19 which proposes an amendment to the land development code to add rules for Certified Recovery Residences.

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; RELATING TO CHAPTER 59 OF THE TOWN'S CODE OF ORDINANCES AND LAND DEVELOPMENT REGULATIONS; ADDING SECTION 59.1.9.5. TO CREATE A PROCESS FOR REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES; ADDING SECTION 59.4.3.3.J. TO ESTABLISH CONDITIONAL USE REQUIREMENTS FOR CERTIFIED RECOVERY RESIDENCES IN R-2 ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

G. FINANCIAL REVIEW

H. COUNCIL DEPARTMENT LIASON & COMMITTEE REPORTS – New

Public Works / Streets / Code Enforcement / Utilities – Mayor Zane Teeters, Jr.
 Legal / Ordinances / Clerk’s Office / Administration – Vice Mayor Cheryl Marinelli
 Public Outreach & Education / Community Beautification – Kay MacQueen, Councilwoman
 Economic Development / Land Development Rights – Susan Richert, Councilwoman
 Finance / Grants – Kim Hanawalt, Councilwoman

I. REVIEW

Items for Workshops and possible dates
 Items for the next Regular Council Meeting
 Items for a Special Meeting and possible dates

J. COUNCIL MEMBER MISCELLANEOUS COMMENTS

K. ADJOURNMENT

Please Note: In accordance with F.S. 286.0105; Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Astatula does not prepare or provide this verbatim record.

Note: In accordance with the F.S. 286.26; Any Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 25009 CR 561, Astatula FL 34705, (352) 742-1100 at least two business days in advance of the meeting.