



Town Council Members Present

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

Town Staff

Charles Jacien, Town Clerk
Wally Hoagland, Police Chief
David Langley, Attorney
Tom Harowski – Town Planner

1. Call to Order

The Town Council Meeting of the Town of Astatula was called to order at **6:30 p.m.** by **Mayor Teeters**.
Pastor Lee gave an invocation, followed by the **Pledge of Allegiance**.

2. Roll Call

The Clerk called roll.

Present:

- Council Member Cheryl Marinelli
- Council Member Kay MacQueen
- Council Member Susan Richert
- Council Member Kim Hanawalt
- Mayor Teeters

The Clerk confirmed that a **quorum was present** and that **proper notice** had been given.

3. Citizen Comments

Mayor Teeters opened citizen comments and read the public comment procedures.

Julia D'Arts

Ms. Julia D'Arts addressed the Council regarding the importance of community awareness during the month of June. She noted that June recognizes several observances, including **National Homeownership Month, National Safety Month, PTSD Awareness Month, Men's Health Month, National Immigrant Heritage Month, National Caribbean American Heritage Month, and Pride Month**.

Ms. D'Arts spoke as a domestic violence nonprofit founder, survivor advocate, realtor, and Puerto Rican woman. She emphasized that housing, safety, healing, and community support are connected, especially for survivors of domestic violence, veterans, first responders, immigrants, Caribbean Americans, men seeking health support, and members of the LGBTQ community. She encouraged anyone needing assistance to contact

IamASafePlace.com.

Farmer Banks Helfrich

Mr. Farmer Banks Helfrich provided a "farm tip of the day" regarding how to tell when a watermelon is ready to harvest, explaining that the curly tendril near the watermelon should be brown back to the vine intersection. Mr. Helfrich then spoke about service, morality, and community responsibility. He referenced examples of people finding greater happiness by serving others and cited Oskar Schindler's regret that he could not save more lives during World War II. He closed by asking, "If we are not here to serve, why are we?" and stated that he is a candidate for State House District 25.

Miriam Gomes

Ms. Miriam Gomes addressed the Council regarding the tone and discussions at prior meetings. She stated that

what had been characterized as public hostility was, in her view, residents holding the Council accountable. Ms. Gomes expressed concern about perceived hostility among Council Members and stated that public speakers should be listened to based on the substance of their comments rather than who they are. She also discussed prior comments involving former Council Member Ryan Wilbur, attorney coverage, social media, public criticism, and the need for Council Members to focus on facts rather than assumptions or personal opinions.

A brief clarification followed regarding the Sunshine Law and the inability of Council Members to discuss meeting matters among themselves outside a noticed public meeting.

Ryan Wilbur

Mr. Ryan Wilbur addressed the Council regarding several agenda items.

Regarding the proposed **K-9 policy**, he stated that police dogs are working animals and tools of the trade, not ordinary pets, and should be housed and handled appropriately.

Regarding updated town fees, Mr. Wilbur requested that supporting documents be posted with agendas when possible so residents can review materials before meetings. The Mayor stated that the Town is transitioning to a new website and that supporting documents will be more readily available once the new website goes live. The Mayor also stated that residents may obtain agenda backup materials from Town Hall at no charge after agendas are released.

Mr. Wilbur also spoke about morals, differing opinions, and the need to find common ground. He stated that he does not personally dislike the Council but disagrees with some actions taken.

Mike Hopper

Mr. Mike Hopper asked for an update regarding the railroad track easement and CSX property issues previously discussed by Council.

The Town Attorney stated that he had contacted CSX after the prior Council meeting, that CSX had received the Town's request, and that research was underway regarding title and ownership of CSX properties in Town. He stated that railroad property title issues are complicated and that CSX had requested approximately **45 to 60 days** to complete research. A report is expected in the coming months.

Mayor Teeters asked whether anyone else wished to speak. Seeing none, public comment was closed.

4. Agenda Review

Council reviewed the agenda.

Mayor Teeters requested that **Items 6 and 7** be moved to the beginning of New Business so the Town Planner, Tom, could present those matters first and reduce consultant costs.

Motion/Consensus: Items 6 and 7 were moved to Items 1 and 2 on the agenda.

Vote: Approved 5-0.

5. Approval of Minutes

Council reviewed the minutes from **May 7, 2026, May 12, 2026, and May 14, 2026**.

Corrections were noted as follows:

- In the **May 12, 2026 minutes**, under water restrictions, the even-numbered address watering day should be corrected from **Saturday only** to **Sunday only**.
- In the **May 12, 2026 minutes**, page 10, regarding production of minutes to Council, Council Member MacQueen clarified that her request was for minutes to be provided **five business days after the meeting**, not before the meeting.
- References to the **Planning Commission** should be corrected to **Planning and Zoning Board**.

Motion: Mayor Teeters made a motion to approve the May 7, 2026, May 12, 2026, and May 14, 2026 minutes as presented with the stated corrections.

Vote: Motion passed 5-0.

6. Consent Agenda

There were no consent agenda items.

Staff Reports

7. Police Department Report

Chief Hoagland provided the Police Department report.

For the reporting period, the department had:

- 50 citations
- 326 written warnings
- 9 arrests
- 531 total calls for service

Chief Hoagland stated that school zone speed cameras had generated approximately \$50,000 to \$60,000 in revenue to date. He clarified that the cameras would not operate during the summer months and would resume on the first day of school in August.

Council Member MacQueen asked about the speed limit while the cameras are inactive. Chief Hoagland stated that the speed limit is 40 mph until the posted change to 50 mph farther down the road near the Meadows area.

8. Public Works Report

Mayor Teeters stated that Larry was on vacation, so there was no Public Works presentation.

9. Attorney Report

Town Attorney David Langley stated that he had nothing to report.

10. Town Clerk Report

The Town Clerk provided a report on administrative matters.

Interest-Bearing Accounts

All Town funds, except the General Fund due to activity levels, have been placed into interest-bearing accounts at United Southern Bank.

Water Upgrade Project

Construction bids for the water upgrade project will be opened at Town Hall on **June 23, 2026**. The Town Engineer will need approximately five days to review the bids and make a recommendation. A special meeting will need to be called shortly thereafter to award the project.

Astatula Reserve

Astatula Reserve plans have been reviewed for the third time. All issues have been addressed, and final plans are expected to come before the Council soon.

Water Hookup Fees

New water hookup fees have been established and incorporated into the Town's fee schedule. The Clerk explained that prior flat fees were not sufficient to recover actual costs, as some hookups now cost significantly more than previous estimates. Fees will now be based on actual cost plus administrative cost and the applicable water impact/usage fee.

Mayor Teeters explained that material costs have increased significantly since the last rate update in 2022, requiring the Town to adjust fees to avoid losing money on each hookup.

IT and Website

The Town has begun onboarding with **Veritech**, the new IT consultant. The Town has also begun onboarding with **CivicPlus** and the agenda/minute management program. The Clerk stated there will be six weekly training meetings over approximately two months.

The new website is expected to improve public access to agendas, supporting materials, and Town information.

Water Quality Report

The Town's water quality report has been posted and sent to all users. The report is available at no charge.

Utility Rates

The Town is reviewing water and sewer utility rates in preparation for future Council action. Public meetings and ordinances will be required before implementation.

Budget Process

The Town is meeting with accountants weekly until the budget is adopted. The first budget meeting will occur approximately **15 days after the July 2026 regular Council meeting**, as required by the Town Charter.

Trash Fee / Non-Ad Valorem Assessment

The Town is coordinating with Accenture regarding the non-ad valorem trash assessment timeline, proposed rate information, and required certificates of occupancy information.

The Clerk stated that a financial report had just been received and would be emailed to Council the following day after review.

11. Events Coordinator Report

Dawn Teeters reported on the flag placing ceremony held at the cemetery on **May 23, 2026**, honoring veterans who died in service and veterans who passed away after returning home.

She thanked residents, Council Members, Planning and Zoning members, and guests who attended. She noted that the event included participation from several candidates for statewide office.

Dawn stated that a banner had been created with the names of veterans and asked residents to notify her or Council Member Marinelli if any additional veterans need to be added for future ceremonies. The Town is also preparing names for the wreath placing ceremony in December.

New Business

12. Resolution 2026-12 — Moffitt Parcel Realignment

Town Planner **Tom** presented the request for a lot line realignment involving two approximately three-acre lots. He explained that the current lots are oriented north-south and the applicant requested to reorient them east-west so both lots can access **Washington Street**, rather than requiring access from an inaccessible portion of **Adams Street**.

The Planning and Zoning Board recommended approval with the condition that the applicant provide a survey of the new lots. The Town Attorney stated that the Town Code also requires a title opinion and recommended that approval be contingent upon title review.

Mayor Teeters opened public comment on the item.

Public comment included questions regarding the amount and location of the property. The Mayor explained that the property is near the Warehouse Church and that the realignment would avoid requiring the Town to pave Adams Street for private access.

The prospective purchaser, **Michael Rush**, introduced himself, his wife Karen, and daughter Ava, and stated that they hope to purchase the property and become part of the community.

A representative of Moffitt Real Estate also spoke and stated that the title matter would be completed after the meeting.

Public comment was closed.

Motion: Council Member Richert made a motion to read Resolution 2026-12 by title only.

Second: Council Member MacQueen.

Vote: Motion passed **5-0**.

Resolution 2026-12 was read by title only.

Motion: Council Member Richert made a motion to approve Resolution 2026-12, contingent upon title report/review.

Second: Council Member MacQueen.

Roll Call Vote:

- Council Member Marinelli — Yes

- Council Member MacQueen — Yes
- Council Member Richert — Yes
- Council Member Hanawalt — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

13. Ordinance 2026-04 — LeClerc Rezoning, First Reading

Town Planner **Tom Harowski** presented the first reading of Ordinance 2026-04 regarding the rezoning of property generally located at **14015 Tennessee Avenue**.

The property is currently zoned **Agricultural** and the applicant requested rezoning to **R-1 Single-Family Low-Density Residential**. The applicant intends to pursue a lot split in the future to provide a parcel to a family member.

Tom explained that the property is under ten acres and cannot be split into two agricultural parcels because agricultural zoning requires a minimum five-acre lot. Rezoning to R-1 would be consistent with the Town's Comprehensive Plan. The Planning and Zoning Board recommended approval.

Mayor Teeters opened public comment. No public comment was given.

Motion: Council Member MacQueen made a motion to read Ordinance 2026-04 by title only.

Second: Council Member Richert.

Vote: Motion passed 5-0.

Ordinance 2026-04 was read by title only.

Council discussed nearby zoning, including agricultural properties and the nearby Volunteer Landing subdivision.

Motion: Council Member Richert made a motion to approve the first reading of Ordinance 2026-04.

Second: Council Member MacQueen.

Roll Call Vote:

- Council Member Marinelli — Yes
- Council Member Richert — Yes
- Council Member Hanawalt — Yes
- Council Member MacQueen — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

The ordinance will return for second reading in July.

14. Road Repair Authorization — Washington Street Between Stillwater Cove and Florida Avenue

Mayor Teeters presented the item regarding road repair on Washington Street between Stillwater Cove and Florida Avenue.

The Mayor explained that during the Town's previously approved pothole repair program, a larger road failure was identified. Mid-Florida Paving assessed the area and provided a quote to repair approximately **18 feet wide by 100 feet long**, rather than simply patching the hole. The Mayor stated that the larger repair should provide a longer-term solution of approximately five to ten years.

Council discussed whether the developer could be required to contribute to the repair. Mayor Teeters stated that he could not directly attribute the damage entirely to the developer and, therefore, could not require the developer to pay for it.

Council Member MacQueen requested three bids.

Motion: Council Member MacQueen made a motion to require the Clerk to obtain three bids for the road repair on Washington Street between Stillwater Cove and Florida Avenue.

Second: None.

Result: Motion failed for lack of a second.

Motion: Mayor Teeters made a motion to approve Mid-Florida Paving to complete the Washington Street/Stillwater Cove road repair for \$11,520.

Second: Council Member Richert .

Roll Call Vote:

- Council Member MacQueen — No
- Council Member Marinelli — Yes
- Council Member Richert — Yes
- Council Member Hanawalt — Yes
- Mayor Teeters — Yes

Result: Motion passed 4-1.

15. Public Works Uniforms and Safety Identification

The Town Clerk presented a proposal to contract with Cintas for Public Works uniforms.

The uniforms would include reflective shirts with the Town logo and name, along with gray work pants. The uniforms would improve safety, public identification, and professional appearance. The Clerk stated the estimated cost is **\$13.82 per person per week**, with 11 uniform sets provided and laundered.

Council discussed the cost, noting that for four Public Works employees the estimated annual total would be approximately **\$2,874.56**. The Clerk stated that funds are available in the operating supply budget.

Mayor Teeters stated that Public Works employees are currently damaging personal clothing while performing job duties, and the uniform service would benefit both employees and the Town.

Motion: Mayor Teeters made a motion to approve entering into a 12-month contract with Cintas for Public Works uniforms.

Second: Council Member Hanawalt .

Roll Call Vote:

- Council Member Marinelli — Yes
- Council Member MacQueen — Yes
- Council Member Richert — Yes
- Council Member Hanawalt — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

16. Resolution 2026-10 — Social Media and Online Conduct Policy

Town Attorney Langley presented Resolution 2026-10 adopting a social media and online conduct policy.

The Attorney explained that the policy would apply to Town employees and would be added as **Appendix A** to the Town's Policy and Procedure Manual. The purpose is to establish rules and expectations for employee use of social media and online conduct.

Council discussed whether the policy applies to elected officials. The Attorney explained that elected officials are not employees and are accountable to the voters, but they remain subject to Sunshine Law requirements and other legal consequences.

Motion: Council Member Hanawalt made a motion to read Resolution 2026-10 by title only.

Second: Council Member Richert .

Vote: Motion passed 5-0.

Resolution 2026-10 was read by title only.

Motion: Council Member MacQueen made a motion to approve Resolution 2026-10, to be known as Appendix A to the Policy and Procedure Manual.

Second: Council Member Richert .

Roll Call Vote:

- Council Member Marinelli — Yes
- Council Member MacQueen — Yes
- Council Member Hanawalt — Yes
- Council Member Richert — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

17. Resolution 2026-11 — Astatula Police Department K-9 Policy and Procedures Manual

Mayor Teeters presented Resolution 2026-11 adopting the Astatula Police Department K-9 Unit Policy and Procedures Manual.

Chief Hoagland stated that the Police Department previously had directives and administrative procedures related to K-9 operations, including directives based on policies from other agencies, but the Town Council was considering a formal policy update. Discussion included the treatment, housing, and handling of police K-9s as working animals and law enforcement tools.

Council Member MacQueen asked whether Lieutenant Brown, the K-9 handler, had been involved or had received a copy of the proposed policy. The Chief stated that he believed Lieutenant Brown had received an email copy.

Motion: Council Member MacQueen made a motion to read Resolution 2026-11 by title only.

Second: Council Member Richert .

Vote: Motion passed 5-0.

Resolution 2026-11 was read by title only.

Motion: Council Member Marinelli made a motion to approve Resolution 2026-11.

Second: Council Member Hanawalt.

Roll Call Vote:

- Council Member Marinelli — Yes
- Council Member MacQueen — No
- Council Member Richert — Yes
- Council Member Hanawalt — Yes
- Mayor Teeters — Yes

Result: Motion passed 4-1.

18. Retirement and Placement of Police K-9 Louie

Chief Hoagland discussed his letter to Council regarding the retirement of the Police Department's K-9, Louie. The Chief stated that due to the age of the dog and requirements under the new policy, he felt it was appropriate to retire the K-9. He stated that one option was for the dog to go to a person named Rocky in the Umatilla area

who works with K-9s and retired police dogs.

Council discussed whether the dog should instead be retired to his handler, **Lieutenant Rodney Brown**, who had handled Louie for approximately eight years. Lieutenant Brown addressed Council and stated that he wanted to take Louie and could house and care for him as a retired dog. He also stated that he previously kept his first retired K-9.

The Town Attorney advised that dogs are considered property, but because the dog is retired and has little to no resale value, Council could approve the placement of Louie with Lieutenant Brown. The Attorney recommended a waiver and noted that Council could make the placement contingent upon Lieutenant Brown being able to make proper arrangements.

Motion: Council Member Hanawalt made a motion that Lieutenant Brown take and retire K-9 Louie within 30 days, and if he is unable to provide proper housing for the dog, the dog shall be returned to the Town for Council to make a further decision.

Second: Council Member Richert.

Roll Call Vote:

- Council Member Hanawalt — Yes
- Council Member Richert — Yes
- Council Member MacQueen — Yes
- Council Member Marinelli — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

19. Resolution 2026-13 — Updated Fee Schedule

The Town Clerk presented the updated fee schedule.

The Clerk stated that Council had previously reviewed the fee schedule and that the current version included water system hookup fees. The purpose is to ensure that the Town recovers consultant costs, administrative costs, and actual expenses associated with building, zoning, permitting, and water hookups.

During discussion, Council noticed that the resolution number conflicted with the previously approved Moffitt parcel realignment resolution. The fee schedule resolution was corrected from **Resolution 2026-12** to

Resolution 2026-13.

Motion: Council Member Richert made a motion to read Resolution 2026-13 by title only.

Second: Council Member MacQueen.

Vote: Motion passed 5-0.

Resolution 2026-13 was read by title only.

Motion: Council Member MacQueen made a motion to approve Resolution 2026-13.

Second: Vice Mayor Marinelli.

Roll Call Vote:

- Council Member Hanawalt — Yes
- Council Member Marinelli — Yes
- Council Member MacQueen — Yes
- Council Member Richert — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

20. Administrative Public Records Policy

Mayor Teeters presented a proposed administrative public records policy.

The Mayor explained that the Town had been following Chapter 119, Florida Statutes, but did not have a clear internal policy for processing public records requests. The policy establishes procedures for public records requests to come through the Town Clerk's Office, be routed to the appropriate department, reviewed, redacted if necessary, and then provided to the requester.

Council discussed the importance of protecting confidential and exempt information, including Social Security numbers, dates of birth, bank information, victims' information, law enforcement information, and protected personal information for certain employees and officials.

The Town Clerk stated that public records requests have increased significantly and can be complex and time-consuming. Chief Hoagland stated that the Police Department receives numerous public records requests, including extensive requests for reports and personal identifying information.

The Town Attorney noted that certain records are exempt, including some security-related infrastructure records, and that the Town must not create new records or lists that do not already exist. The Town may charge appropriate fees for extensive requests in accordance with policy and law.

Motion: Council Member Richert made a motion to approve the Administrative Public Records Policy.

Second: Mayor Teeters.

Roll Call Vote:

- Council Member Hanawalt — Yes
- Council Member MacQueen — Yes
- Council Member Richert — Yes
- Council Member Marinelli — Yes
- Mayor Teeters — Yes

Result: Motion passed 5-0.

The policy was approved for immediate implementation.

Department Liaison and Committee Reports

21. Public Works / Utilities / Code Enforcement

Mayor Teeters stated that Public Works is doing a good job and that the Town is hiring experienced full-time Public Works personnel.

He stated that Code Enforcement was not present but is actively enforcing the Town's codes.

Regarding utilities, the Mayor stated that bids for the new well and tank project will be opened soon and that the Town hopes to move the project forward without further delays.

22. Cemetery Veterans List

Council Member Marinelli reported that she has been working on a list of veterans buried in the Town cemetery. She stated that some veterans may have been missed on the current banner due to difficulty confirming records, especially where graves are not clearly marked.

She asked residents to notify her if they knew of any veteran buried in the cemetery who is not listed. Mayor Teeters suggested placing the list on the Town website and creating a form for residents to submit names.

23. Planning and Zoning

It was stated that no Planning and Zoning meeting is scheduled for June.

24. Upcoming Meetings and Budget Schedule

The Clerk stated that after bids are opened for the water project on **June 23, 2026**, a Council meeting will likely be needed in July to award the project once the engineer reviews the bids.

The regular July Council meeting will occur on the second Tuesday in July. Approximately **15 days after the regular July Council meeting**, the first budget meeting will be scheduled, as required by the Town Charter. The Clerk and Council also discussed upcoming work on impact fees and the need for professional review/support before implementation.

Council Member Miscellaneous Comments

25. Council Member MacQueen

Council Member MacQueen stated that the most recent Gathering event with SHINE was successful. She reported that seniors involved with the Gathering prepared four boxes of items for **Sergeant First Class Kevin McDaniel**, whom they have adopted as their "Patriot." The boxes were expected to be mailed the following day.

She also discussed the "Take a Plant, Replace a Plant" program at the Olive Ingram Building and stated that it is going well. She thanked staff for replacing a jammed screen door.

Council Member MacQueen also mentioned that she still has books available for the Town's reading program and would like to continue distributing books to encourage reading.

26. Mayor's Comments — Police Vehicle Fuel Budget

Mayor Teeters addressed the issue of police vehicles being housed at Town Hall.

The Mayor stated that the decision was based on budget concerns, not misconduct by the Police Department. He explained that the Police Department had used approximately **85.24%** of its fuel budget, leaving roughly **\$5,900** for the remainder of the fiscal year, with approximately 30% of the budget year remaining.

The mayor stated that fuel prices had increased significantly compared to when the budget was prepared and that the Town needed to respond to avoid exceeding the budget. He stated that parking vehicles was chosen as an immediate cost-control measure instead of reducing personnel.

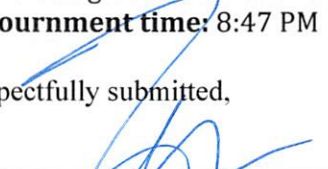
Council discussed emergency response concerns, backup procedures, and whether budget contingencies should be included in the next budget to address fuel cost fluctuations and similar issues.

27. Adjournment

There being no further business, Mayor Teeters adjourned the meeting.

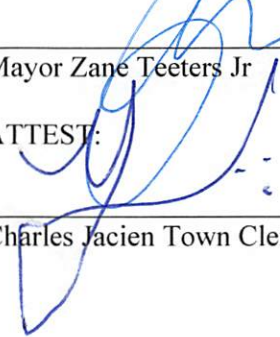
Adjournment time: 8:47 PM

Respectfully submitted,



Mayor Zane Teeters Jr

ATTEST:



Charles Jacien Town Clerk