



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
Larry Story – Public Works Supervisor
Dawn Teeters-Community Events

August 11, 2026 – 6:30 P.M.

CALL TO ORDER

Mayor Teeters called the Town Council Meeting to order at **6:30 p.m.** The invocation was given by Ms. Anita Kelly, followed by the Pledge of Allegiance.

Present: Council Member Marinelli, Council Member Richert, Council Member Hanawalt, Mayor Teeters

Absent: Council Member MacQueen

A quorum was established and proper notice was confirmed.

PUBLIC COMMENT

Farmer Banks Helfrich spoke regarding public service, the importance of elected representatives “showing up” for constituents, and expressed his support for municipal Home Rule.

Miriam Gomes expressed concerns regarding interactions between Council Members and citizens during prior meetings and requested that Council discussions be based on facts rather than assumptions.

Mr. Hopper encouraged residents to vote on the proposed Charter amendments, supported payment of the former officers’ accrued vacation time, and expressed opposition to another agenda item.

Sean Donnelly commented regarding the proposed GFL rate increase, suggested consideration of once-weekly garbage collection to reduce costs, opposed changing code enforcement from complaint-based enforcement, and expressed concerns regarding payment of legal fees.

Council Member Marinelli clarified recent public discussion concerning Police Department staffing, use of Town police vehicles, disposition of former K-9 Louie, and the Charter provisions concerning Council liaison positions.

AGENDA REVIEW

Council agreed to move the **GFL rate increase** item to the first item under New Business to accommodate the GFL representative.

APPROVAL OF MINUTES

Council reviewed the **July 14, 2026 Regular Council Meeting Minutes** and the **July 23, 2026 Budget Workshop Minutes**.

Motion: By Z. Teeters to Approve both sets of minutes as submitted.

Second: By S. Richert.

Motion carried 4-0.

STAFF REPORTS

Police Department/Code Enforcement – Chief Hoagland:

Code Enforcement opened three new cases. Police handled 372 calls for service, 180 traffic stops, 137 written warnings, 43 citations and seven arrests. Chief Hoagland thanked volunteers and donors who assisted with the backpack event. He also reported that former K-9 Louie had been retired and placed in a new home where he may occasionally participate in educational demonstrations.

Public Works:

Staff reported continued landscaping and sidewalk maintenance and installation of 25 residential water meters during the prior four weeks, along with four of five two-inch meters. Council recognized Public Works employees for their work during extreme heat.

Town Attorney – David Langley:

Reported no pending litigation outside agenda matters. Council Members were reminded to forward all public records requests received through Town or personal email accounts to the Town Clerk/records custodian for processing.

Town Clerk:

Reported that candidate qualifying was underway; six public records requests had been completed, and 18 additional requests had been received. Staff continued work on the TRIM notice, insurance quotes, financial/accounting systems and the FY budget. QuickBooks was recommended to remain the Town's accounting/payroll platform while alternatives for utility billing were evaluated.

School-zone camera revenue totaled approximately \$236,181 gross, with approximately \$85,000 net to the Police Department and \$12,000 for crossing guard purposes after required distributions.

Staff also continued biweekly coordination concerning the approximately \$700,000 Community Development Block Grant water-system project.

Community Events:

The August 1 backpack event distributed approximately 230 school-supply bags. Remaining supplies were donated to Astatula Elementary School and Astatula Christian School. More than \$3,000 in business donations and approximately \$350 in resident donations were reported.

OLD BUSINESS

Ordinance 2026-05 – Charter Amendment

Second reading of Ordinance 2026-05 concerning election years and the length of appointments for vacant Council seats.

Motion: By S. Richert to read by title only.

Second: By K. Hanawalt

There was no public comment;

Motion: By S. Richert to Approve Ordinance 2026-05 on second reading.

Second: By C. Marinelli

Roll Call Vote:

Ordinance 2026-05 approved 4-0, by Roll Call.

Ordinance 2026-06 – Charter Liaison Positions

Second reading of Ordinance 2026-06 proposing removal of the Charter requirement for Council liaison duties, subject to voter referendum. Council discussed that department heads and Town staff now perform functions historically associated with Council liaison positions.

Motion: By Z. Teeters to approve reading the ordinance by title only.

Seconded: By S. Richert.

Public Comment: Miriam Gomes questioned the reasons for this amendment. The Mayor answered that staff is now in place to handle this function.

Motion: By Z. Teeters to Approve Ordinance 2026-06.

Second: By S. Richert.

Ordinance 2026-06 approved 4-0, by Roll Call

Ordinance 2026-07 – Police Department Charter Language

Second reading of Ordinance 2026-07 proposes a referendum to amend the Charter language concerning the Town Police Department from a mandatory requirement to permissive language. Council emphasized that approval of the ordinance would **not eliminate the Police Department** but would allow voters to decide whether future Councils should have greater flexibility regarding the department.

Motion: By Z. Teeters to approve reading the ordinance by title only.

Seconded: By S. Richert

Public Comment: Sean Donnelly, Mike Hopper and Miriam Gomes had questions as to why this is needed and the timing of this ordinance. David Langley the ordinance and ballot process. S. Richert explained that this will give the voters an option.

Following public and Council discussion:

Motion: By S. Richert to Approve Ordinance 2026-07.

Second: By Z. Teeters.

Ordinance 2026-07 approved 4-0, by Roll Call

NEW BUSINESS

GFL Environmental Rate Increase

Skip McCall, Government Contracts Manager for GFL Environmental, presented the company's annual CPI adjustment request. GFL requested a **4.4% increase**, equal to approximately **\$0.91 per residential account per month**, or **\$10.92 annually**. Council discussed service improvements and noted that GFL had not received an increase during the previous several years.

Motion: By Z. Teeters to Approve GFL's 4.4% CPI rate adjustment for FY 2026.

Second: By S. Richert

Motion carried 4-0, by Roll Call.

Payment of Legal Fees – Ethics Complaint

Council discussed authorization for legal expenses associated with an ethics complaint involving the Mayor and any related complaint involving Council Members or Town employees. Staff advised that insurance reimbursement may be available if no wrongdoing is found.

Motion: By Z. Teeters to Authorize payment of legal fees associated with the ethics complaint involving the Mayor and any Council Member or Town employee related to the action.

Second: By K. Hanawalt.

Motion carried 4-0, by Roll Call

Code Enforcement

Council discussed transitioning from a **complaint-based** system to a **compliance-based** code enforcement program due to continued development, increased permitting activity, and the need to ensure compliance with the Town's Land Development Regulations. The proposed code enforcement position would be civilian and would operate through the Clerk/permitting function rather than the Police Department.

Motion: By Z. Teeters to Approve transitioning Code Enforcement from complaint-based to compliance-based enforcement and authorize staff to develop a front-office restructuring proposal, job descriptions, and budget recommendations for a Code Enforcement position.

Second: S. Richert

Motion carried 4-0, by Roll Call

Officer Brown and Officer Quandt – Vacation Payout

Council considered payment of accrued vacation leave for former Officers **Rodney Brown and Natalie Quandt** pursuant to Section 7.2 of the Town's Personnel Policy. The Clerk advised that vacation payout is discretionary with Council and sick leave is not paid upon separation.

The balances presented were **\$15,872.47 for Rodney Brown** and **\$6,358.73 for Natalie Quandt**, for a combined total of **\$22,231.20**.

Motion: By Z. Teeters to Approve payment of the accrued vacation balances totaling \$22,231.20 without unnecessary delay, according to the payment schedule determined by Finance.

Second: By S. Richert

Motion carried 4-0, by Roll Call

Impact Fee Study – Calvin, Giordano & Associates

Council considered a proposal from **Calvin, Giordano & Associates (CGA)** to update the Town's impact fee study. Staff advised that updated supporting analysis is necessary before revising impact fees. The proposed professional-services cost was **\$42,500**.

Motion: By S. Richert to Approve the CGA proposal for an impact fee study in the amount of \$42,500.

Second: By K. Hanawalt.

Motion carried 4-0, by Roll Call

Public Works Structure and Compensation

Council discussed increased responsibilities assumed by **Larry Story and Caleb Luciano** following the departure of the former Public Works Director. A **\$3.00-per-hour increase** was proposed for each employee, bringing Mr. Luciano to approximately **\$20.94 per hour** and Mr. Story to approximately **\$23.98 per hour**. Staff stated the combined annual increase of approximately \$12,480 could be absorbed within the existing Public Works payroll budget.

Motion: By Z. Teeters to Approve the proposed Public Works restructuring and compensation increases for Larry Story and Caleb Luciano.

Second: By S. Richert.

Motion carried 4-0, by Roll Call

Resolution 2026-15 – Fixed/Stationary License Plate Recognition Cameras

Council discussed concerns regarding fixed or stationary automated license plate recognition/Flock cameras, including privacy and data-use concerns. The proposed resolution established a Town policy opposing installation or use of stationary systems and directed the Town Attorney to prepare an ordinance for future consideration. The resolution did **not** apply to the Town's school-zone speed enforcement cameras.

Motion: By S. Richert to Approve Resolution 2026-15.

Second: By K. Hanawalt.

Resolution 2026-15 approved 4-0, by Roll Call

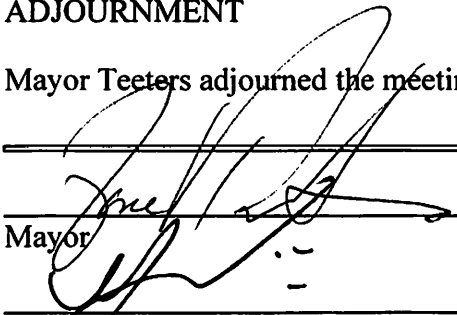
COUNCIL / LIAISON COMMENTS

Utilities were discussed following a recent lightning strike at the Town well. Repairs had been made to generator components; however, the emergency generator transfer switch required replacement. Staff reported that the water system-maintained pressure during the most recent power interruption and that work on the new well project and SRF requirements continued.

Council Member Richert announced a **Planning & Zoning Meeting for August 27, 2026**. Council also noted a **Budget Workshop scheduled for August 20, 2026**, with the first budget hearing anticipated for September 10, 2026.

ADJOURNMENT

Mayor Teeters adjourned the meeting at **8:33 p.m.**



Mayor

Town Clerk

Date Approved: 9-8-26