



TOWN COUNCIL WORKSHOP MINUTES

**MONDAY, MARCH 4, 2024 – 4:00 PM
PIERSON TOWN HALL**

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1. Call meeting to order

Mayor Samuel G.S. Bennett called the meeting to order at 4:00 PM and asked Town Clerk Yvonne Braddock to take the roll call.

2. Roll call

PRESENT:

Mayor Samuel G.S. Bennett
Vice Mayor Robert Greenlund
Councilmember Linnie Richardson
Councilmember Brandy Peterson

Also present were Deputy Clerk Ryan Smith and Utility Clerk Marci Nichols. Councilwoman Sergia Cardenas and Town Attorney Christian Waugh were absent.

3. Invocation and pledge of allegiance

Mayor Bennett gave the invocation, which was followed by the Pledge of Allegiance.

4. NEW BUSINESS

a. 4th of July Discussion and Action

Mayor Samuel G.S. Bennett spoke about the amount of available storage space at the new Town Center and noted that a lot of the food and supplies for the 4th of July event could be purchased and stored in advance instead of waiting until the last minute.

Councilmember Brandy Peterson suggested an order of no alcohol or fireworks by vendors or commercial properties in Town because it was an issue last year; a property across the street from Chipper Jones Park was shooting fireworks which were pointed at the crowd at the Town's event. Councilmember Linnie Richardson spoke to the Volusia County Fire Marshal who stated that anyone selling fireworks without a license could be shut down.

Councilmember Brandy Peterson proposed renting inflatable bounce houses and water slides for the children in attendance at the 4th of July event. There would be both a bounce house and a water slide for younger children as well as older children. This is in addition to a rock wall which has been popular in past years.

Councilmember Peterson also asked about ordering a snow cone machine and potentially a popcorn machine because both were popular items that ran out early in past years.

49 The use of the intercom system was also discussed by Councilmember Peterson. She would like to
50 have music and the National Anthem played during the event, and it could be used for any
51 announcements as necessary. Councilmember Peterson will speak to Missy Monk prior to the event
52 to find out more about the intercom.

53
54 The Council discussed a banner across US Highway 17 to advertise the event.

55
56 Councilmember Brandy Peterson suggested closing the concession stand at 8:00 PM.

57
58 **Councilmember Linnie Richardson made the motion to rent the Patriotic Bounce House,**
59 **Excavator Combo, 60' Obstacle Course, Double Tiki Curve, Rock Wall, and Electric**
60 **Train from Jumpin' Beans Party Rentals; seconded by Councilmember Brandy**
61 **Peterson. All agreed; motion carries.**

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63 b. Rentals and Leasing at New Town Center Discussion and Action

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65 Councilmember Linnie Richardson informed the Council that when renting a portion of Town
66 property to a commercial for-profit business, the Town would lose its property tax exemption
67 on that portion of the property. She deferred to Deputy Clerk Ryan Smith who verified this
68 with Town Attorney Christian Waugh. Vice Mayor Robert Greenlund asked the Clerks to
69 contact Volusia County Property Appraiser or Tax Collector to determine how those numbers
70 are calculated and what the Town's tax liability will be on rented buildings at the Town
71 Center.

72
73 Resident Beth Harper spoke about renting a room for tutoring. She would like to start by June
74 1, 2024. Ms. Harper requested a room in Building 10, if available. Council informed her that
75 Building 10 had locked doors which had not yet been accessed. Ms. Harper said she would
76 contact someone at the School District to inquire about a master key.

77
78 Councilwoman Brandy Peterson noted that a toilet replacement and HVAC needed to be
79 addressed in Room 31 which has been designated for the Volusia County Sheriff's Office.

80
81 The Council discussed rental amounts and types of leasing. It is difficult to price rental
82 amounts based on local comparable properties due to the low number of commercial rental
83 properties available and the wide range of pricing. The restaurant Señor Peppers across the
84 street pays \$2,800.00 in monthly rent while a knife shop in DeLeon Springs pays \$650.00 per
85 month. Deputy Clerk Ryan Smith suggested, per the conversation with Town Attorney
86 Christian Waugh, that Town of Pierson would likely want to write Triple Net or NNN Leases
87 in which the Tenants would pay utilities, property taxes, insurance, and maintenance as part
88 of their monthly rent. Mr. Smith suggests a starting point of \$9.75 or \$10.00 per square foot,
89 depending on the answer from the Volusia County Property Appraiser about the estimated tax
90 liability.

91
92 Councilmember Linnie Richardson proposed setting a budget for beginning renovations on
93 two of the buildings to prepare them for rental. This budget would allow the Clerks to receive
94 quotes and schedule HVAC, plumbing, electrical, and painting work without the need to wait
95 for an approval at a regular Council Meeting.

96

97 The Council also briefly discussed the building at 106 N. Center St which is currently being
98 rented to Surety Bank. Mayor Bennett met with the CEO of Surety Bank who told the Mayor
99 they were not interested in continuing to rent, but would prefer to purchase the building.
100 Discussion was had on the Just Value of the property as well as a sale price figure.

101

102 **Councilmember Linnie Richardson made the motion to set a budget of \$10,000.00 to**
103 **allow the Clerks to quote and schedule repairs and renovations to the three west**
104 **buildings on campus for the purpose of making them rent-ready; seconded by Vice**
105 **Mayor Robert Greenlund. All agreed; motion carries.**

106

107 **Vice Mayor Robert Greenlund made the motion to offer a sale price of \$550,000.00 to**
108 **Surety Bank for the building at 106 N. Center St; seconded by Councilmember Brandy**
109 **Peterson. All agreed; motion carries.**

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111 5. ADJOURNED

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113 **Hearing no further business, meeting adjourned at 5:23 PM.**

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115 Minutes prepared by:

Minutes approved by:

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Ryan Smith, Deputy Town Clerk

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Samuel G.S. Bennett, Mayor

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