



**TOWN COUNCIL WORKSHOP  
MINUTES  
MONDAY, MAY 20, 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 Sergia Cardenas
- Councilmember Linnie Richardson
- Councilmember Brandy Peterson

Also present were Deputy Clerk Ryan Smith and Utility Clerk Marci Nichols.

**3. Invocation and pledge of allegiance**

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

**4. NEW BUSINESS**

a. 4<sup>th</sup> of July Event

The Council discussed updates for the 4<sup>th</sup> of July preparations. The Town Clerk and Deputy Clerk stated that all non-perishable items, dry goods, and condiments had been purchased. Deputy Clerk Ryan Smith said that it still needed to be determined how many hamburgers to order based on last year. Mayor Samuel Bennett said he would find the receipt from last year and provide that information.

Deputy Clerk Ryan Smith gave pricing on the purchase of a snow cone machine for \$604.00 and a popcorn machine for \$599.00. Town Clerk Yvonne Braddock said that Jumpin’ Beans Party Rentals who provides the inflatables for the event also rented snow cone and popcorn machines. The Council asked for pricing on the rentals and agreed that purchasing a snow cone machine and renting a popcorn machine could be the best option. Mayor Bennett asked to find out warranty information on the snow cone machine.

The purchase and rental of these items will be added to an upcoming Council Meeting agenda for a vote.

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b. Employees

Councilmember Linnie Richardson spoke about equipment breaking down due to neglect. Councilmember Richardson spoke to Town Foreman Louis Longo and said he was rude when she asked why certain tasks were not being performed. Councilmember Richardson also spoke with Dustin Childers of Public Works who she said admitted that he had not greased the equipment in question. Ms. Richardson said that she believes the Town Foreman is ultimately responsible for ensuring that such duties are carried out.

Councilmember Richardson stated that she received a phone call from a resident asking that trash cans be emptied at Chipper Jones Park before a baseball tournament. Ms. Richardson said that she asked the Town Foreman Louis Longo about the trash cans and Mr. Longo said that he had not emptied them.

Vice Mayor Greenlund stated that weekly lists might be necessary to remind employees of their job duties and responsibilities. Councilmember Sergia Cardenas asked if anyone checks to see if employees' duties are carried out. Councilmember Cardenas stated that employees should know their responsibilities and be able to carry out those responsibilities without needing to be told.

The Council discussed written documentation for employee files when an employee is derelict in their job duties.

Councilmember Brandy Peterson recalled a comment by resident Jimmy Anderson from the previous Council Meeting stating that Public Works employees used to designate Friday afternoons for maintenance and truck washing. Councilmember Peterson said it might be a good idea to return to that method.

c. Room Rentals

Vice Mayor Robert Greenlund asked for an update on renting rooms at the Town Center. Vice Mayor Greenlund said that Beth Harper had again expressed interest in renting a space for tutoring over the summer.

Deputy Clerk Ryan Smith stated that Building 2 needed flooring to finish the space. The Council discussed the expense of carpet. Council asked about the newer Building 10 at the rear of the campus. The Deputy Clerk said it was unknown whether the large chiller system used for air conditioning the buildings was in working order and explained that Heritage Heating & Air was unsure of how to service or repair that type of system. Heritage estimated a cost of between \$3,000.00 and \$4,000.00 per room to install mini-splits and abandon the chiller system. Mr. Smith stated that rooms were in good condition otherwise and only needed to be cleaned.

Deputy Clerk Ryan Smith read excerpts from a sample commercial lease agreement provided by Town Attorney Christian Waugh and asked the Council to consider lease terms, included utilities, and property taxes. The Council agreed that one-year terms would be more agreeable than the five-year terms in the sample lease. There was a brief discussion

94 regarding rental rates.

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96 The Town Clerk and Deputy Clerk discussed a requirement by Volusia County Property  
97 Appraiser to have legal descriptions on each building for property tax purposes. Deputy  
98 Clerk Ryan Smith read a quote from Efir Surveying of \$4,000.00 for the boundary survey  
99 and \$250.00 per building description for a total of approximately \$6,500.00.

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101 Resident Sue Elliott asked the Town to investigate epoxy or concrete overlay flooring as a  
102 potential solution to the flooring in Building 2. The Town Clerk said quotes would be  
103 obtained.

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105 **5. ADJOURNED**

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107 **Hearing no further business, meeting adjourned at 5:11 PM.**

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109 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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