



TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, APRIL 23, 2024 – 6:30 PM
PIERSON TOWN HALL**

6

7

1. Call meeting to order

8

9 Mayor Samuel G.S. Bennett called the meeting to order at 6:36 PM and asked Town Clerk
10 Yvonne Braddock to take the roll call.

11

12

2. Roll call

13

PRESENT:

14

Mayor Samuel G.S. Bennett

15

Vice Mayor Robert Greenlund

16

Councilmember Sergia Cardenas

17

Councilmember Linnie Richardson

18

Councilmember Brandy Peterson

19

20

21

Also present were Deputy Clerk Ryan Smith, Utility Clerk Marci Nichols, Town Attorney
22 Christian Waugh, Town Planner Mark Karet, and a deputy from Volusia Sheriff's Office.

23

24

3. Invocation and pledge of allegiance

25

26

Mayor Bennett invited Pastor Rico Vespa of Pierson Methodist Church to give the invocation,
27 which was followed by the Pledge of Allegiance.

28

29

4. Approval of Minutes – Mayor Samuel G.S. Bennett

30

31

- a. Regular Meeting April 9, 2024

32

33

Mayor Bennett read the title and asked if there were any additions and/or deletions, if not he
34 would entertain a motion for approval.

35

36

**Councilmember Linnie Richardson made the motion to approve the above listed
37 minutes as written; seconded by Councilmember Brandy Peterson. All agreed; motion
38 carries.**

39

40

5. NEW BUSINESS

41

42

- a. Stephen Shives for State House District 27

43

44

Mr. Stephen Shives spoke to the Council regarding his candidacy for Florida House District
45 27. Mr. Shives said he was raised in Marion County and started a trucking business at 16.

46

Mr. Shives stated that he said he would never get into politics but changed his mind when he

47 was asked to run. Mr. Shives said he believes that the government is wasteful with tax
48 dollars and should spend that money more wisely.

49

50 Councilmember Sergia Cardenas introduced Renae Lee-Rogers and John Rogers of
51 Resources by Renae who are hosting a workshop for young adults from ages 17 to 30. The
52 workshop is designed to help young adults find their passion and purpose in life.
53 Professionals will be available to assist with interviewing skills, resume writing, help with
54 enlistment in the armed forces, or enrollment in technical or vocational school. A job fair
55 will follow the workshop for those young adults looking for a job. Ms. Rogers stated that the
56 2024 Level Up Expo workshop would be Wednesday, May 15, 2024 starting at 12:00 PM at
57 Keiser University in Daytona Beach.

58

59 b. Water Supply Wells & Treatment Proposal – Mayor Samuel G.S. Bennett

60

61 The Town received a change order proposal from SGS Contracting Services in the amount of
62 \$7,452.04. Town Planner Mark Karet stated that this change order was to help improve plant
63 operation and address items that came up during the well installation process. The Mayor
64 stated that SGS was able to coat the light poles rather than ordering new materials which
65 would have added considerable expense and down time. The Mayor advised that this change
66 order did not include the telemetry system which is still forthcoming.

67

68 Town Planner Mark Karet stated that some charges were due to delays in part because of
69 requirements and changes by Duke Energy. Town Attorney Christian Waugh asked about the
70 delayed payments referenced on the change order. Mr. Karet said that a number of payments
71 were delayed on the Town’s side. Deputy Clerk Ryan Smith clarified that SGS Contracting
72 Services had stopped working on the project due to nearly two years’ worth of unpaid invoices
73 totaling approximately \$505,000.00.

74

75 **Vice Mayor Robert Greenlund made the motion to approve the change order proposal**
76 **from SGS Contracting Services in the amount of \$7,452.04; seconded by**
77 **Councilmember Sergia Cardenas. All agreed; motion carries.**

78

79 **Regular meeting in recess**

80

81 **Public Hearing called to order**

82

83 c. ORDINANCE 2024-02 Public Hearing First Reading
84 AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA AMENDING
85 THE TOWN OF PIERSON COMPREHENSIVE PLAN, AS PREVIOUSLY
86 AMENDED; PROVIDING FOR AN AMENDMENT TO THE FUTURE
87 LAND USE MAP IN THE FUTURE LAND USE ELEMENT RELATIVE TO
88 CERTAIN REAL PROPERTY CONTAINING 15± ACRES, OWNED BY
89 LISL AND TODD ANGEL, BEARING PARCEL IDS: 581200000470 AND
90 581200000473, LOCATED 225± SOUTH OF THE INTERSECTION OF
91 LAMAR ROAD AND SOUTH VOLUSIA AVENUE/CR-3 FROM VOLUSIA
92 COUNTY “AGRICULTURAL RESOURCE” TO TOWN OF PIERSON
93 “AGRICULTURAL AND RURAL RESIDENTIAL USE” FUTURE LAND

94 USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND
95 INTENT; PROVIDING FOR THE ASSIGNMENT OF THE FUTURE LAND
96 USE DESIGNATION TO THE PROPERTY; PROVIDING FOR
97 IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR
98 SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR
99 NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

100

101 There was no public discussion.

102

103 **Public Hearing adjourned**

104

105 **Call regular meeting to order**

106

107 Town Planner Mark Karet clarified that this property was annexed into the Town at the last
108 Council Meeting and that the two ordinances being read tonight were to amend the Town’s
109 Comprehensive Plan and rezone the property.

110

111 **Vice Mayor Robert Greenlund made the motion to approve the first reading of**
112 **Ordinance 2024-02; seconded by Councilmember Sergia Cardenas. Motion carries on a**
113 **roll call vote 5-0.**

114

115 **Regular meeting in recess**

116

117 **Public Hearing called to order**

118

119 d. ORDINANCE 2024-03 Public Hearing First Reading
120 AN ORDINANCE OF THE TOWN OF PIERSON, FLORIDA PROVIDING
121 FOR THE REZONING OF REAL PROPERTY TOTALING 15± ACRES,
122 OWNED BY LISL AND TODD ANGEL BEARING PARCEL IDS:
123 581200000470 AND 581200000473, LOCATED 225± SOUTH OF THE
124 INTERSECTION OF LAMAR ROAD AND SOUTH VOLUSIA
125 AVENUE/CR-3 FROM VOLUSIA COUNTY “A-1, PRIME
126 AGRICULTURE” TO THE TOWN OF PIERSON “A-1, AGRICULTURAL”
127 ZONING DISTRICT; PROVIDING FOR THE TAKING OF
128 IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE
129 ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR
130 IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL
131 CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY;
132 PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN
133 EFFECTIVE DATE.

134

135 There was no public discussion.

136

137 **Public Hearing adjourned**

138

139 **Call regular meeting to order**

140

141 **Vice Mayor Robert Greenlund made the motion to approve the first reading of**
142 **Ordinance 2024-03; seconded by Councilmember Linnie Richardson. Motion carries on**
143 **a roll call vote 5-0.**

144

145 e. Palmetto Oaks Subdivision Plat Review Purchase for Reimbursement – Town
146 Planner Mark Karet

147

148 Mr. Karet stated that the Town would be required to pay for the review of a survey of this
149 subdivision, which could be reimbursed by the applicant. Mr. Karet said that the applicant
150 was aware of the fees.

151

152 **Vice Mayor Robert Greenlund made the motion to approve the purchase of the plat**
153 **review to be reimbursed by the applicant; seconded by Councilmember Linnie**
154 **Richardson. All agreed; motion carries.**

155

156 f. Rodeo Grounds FFA, October 11 – 13, 2024 – Jamie Davis

157

158 Resident Jamie Davis thanked the Town for its welcome message to the FFA on the town
159 sign. Ms. Davis stated that she was requesting on behalf of Deland FFA to use the Pierson
160 rodeo grounds for a calf and goat show. Ms. Davis said the rodeo could no longer be hosted
161 at Deland’s grounds due to flooding. The event would not conflict with the Lion’s Club Rodeo
162 or the Pierson Saddle Club events. Town Attorney Christian Waugh said that Town of Pierson
163 would need to be named as Additional Insured on the FFA’s insurance.

164

165 **Vice Mayor Robert Greenlund made the motion to approve the use of the rodeo grounds**
166 **by Deland FFA; seconded by Councilmember Linnie Richardson. All agreed; motion**
167 **carries.**

168

169 g. Taylor Agriculture Department and Taylor FFA Chapters Sponsor Letter

170

171 The Town received an email from Taylor High School’s Agriculture Department and FFA
172 Chapter asking Town of Pierson to donate an item for the silent auction. Councilmember
173 Brandy Peterson suggested a donation of \$50.00 or \$100.00.

174

175 **Vice Mayor Robert Greenlund made a motion to donate \$100.00 to Taylor Agricultural**
176 **Department and Taylor FFA; seconded by Councilmember Brandy Peterson. All**
177 **agreed; motion carries.**

178

179 h. Accepting Credit Card Payments – Deputy Clerk Ryan Smith

180

181 Deputy Clerk Ryan Smith stated that multiple residents had asked to pay for permits and other
182 Town fees with a debit or credit card. The Town currently accepts only cash or check for all
183 non-water payment fees. Deputy Clerk Ryan Smith presented a proposal for MuniPay which
184 processes debit and credit cards for government payments. Mr. Smith said the only fee was a
185 one-time charge of \$229.00 for the credit card reader.

186

187 **Councilmember Linnie Richardson made the motion to approve the one-time purchase**
188 **of a credit card reader for \$229.00; seconded by Vice Mayor Robert Greenlund. All**
189 **agreed; motion carries.**

190

191 i. TPO Discussion and Action – Mayor Samuel G.S. Bennett

192

193 Mayor Bennett spoke about Transportation Planning Organization (TPO). Resident Sue
194 Elliott has been serving as a resident on the TPO Citizens’ Advisory Committee (CAC) Board
195 for 14 years. During this time, TPO assisted Pierson with the installation of sidewalks and
196 curbs in the Town. Ms. Elliott would like to step down and find a replacement. Mayor Bennett
197 spoke with resident Karen Pittman who volunteered for the position. Town Planner Mark
198 Karet said that he serves as Pierson’s representative on the TPO Technical Coordinating
199 Committee (TCC). There is also a seat on the TPO board for an elected official which used to
200 be held by Mayor Bennett. Councilwoman Sergia Cardenas expressed interest in joining the
201 TPO board as the Town’s elected official.

202

203 **Vice Mayor Robert Greenlund made the motion to accept resident Karen Pittman’s**
204 **volunteer appointment to the TPO CAC board; seconded by Councilmember Sergia**
205 **Cardenas. All agreed; motion carries.**

206

207 **Vice Mayor Robert Greenlund made the motion to appoint Councilmember Sergia**
208 **Cardenas to serve as Pierson’s representative on the TPO board; seconded by**
209 **Councilmember Linnie Richardson. All agreed; motion carries.**

210

211 j. Public Records Request Resolution – Linnie R. Richardson – Councilwoman

212

213 The Town received a Public Records Request by email which asked for all purchasing from
214 December 2022 to current. Town Attorney Christian Waugh said that Pierson must respond
215 timely and in the correct way to all Public Records Requests. Mr. Waugh provided a sample
216 Resolution that he prepared for Hilliard which would stipulate how these requests are handled
217 as well as any associated costs charged by the Town for the preparation of documents in such
218 a request. Mr. Waugh said that he would tweak the Resolution for the Town and add it to the
219 agenda for the next meeting.

220

221 **Councilwoman Linnie Richardson made the motion to table this item until the next**
222 **scheduled Council Meeting; seconded by Councilwoman Sergia Cardenas. All agreed;**
223 **motion carries.**

224

225 k. Auditorium Update – Mayor Samuel G.S. Bennett

226

227 Mayor Bennett stated Town Attorney Christian Waugh spoke to the Volusia County Fire
228 Marshal and the occupancy number for Pierson Town Center had been corrected. The correct
229 updated occupancy for the Auditorium is now 271, raised from the erroneous number of 145.

230

231 l. Estimate from Efirid Surveying for Surveying Water Canal on Hagstrom Rd –
232 Mayor Samuel G.S. Bennett

233

234 Mayor Bennett said that he would entertain a motion to table this item because he did not have
235 an estimate from Efirid Surveying by the time of the meeting.

236

237 **Vice Mayor Robert Greenlund made the motion to table this item until the next**
238 **scheduled Council Meeting; seconded by Councilmember Brandy Peterson. All agreed;**
239 **motion carries.**

240

241 m. National Day of Prayer – May 2, 2024, 7:00 AM and 7:00 PM – Mayor Samuel
242 G.S. Bennett

243

244 Mayor Bennett announced that May 2, 2024 would be the National Day of Prayer hosted at
245 the new Town Center at 7:00 AM and 7:00 PM.

246

247 n. West Volusia State of the Region – Mayor Samuel G.S. Bennett

248

249 Mayor Bennett gave an update on his attendance at the West Volusia State of the Region
250 which hosted all the Mayors of West Volusia for a forum and Q&A. Mayor Bennett stated
251 that all of the cities shared the same issues facing Pierson. Mayor Bennett encouraged other
252 council members and employees to attend next year’s event.

253

254 o. Easement Approval for Water Canal on Hagstrom Rd – Town Attorney
255 Christian Waugh

256

257 Mr. Waugh said that he would need legal descriptions and associated costs before any
258 easement agreements could be drafted.

259

260 Councilmember Linnie Richardson stated that she would have a meeting with Volusia County
261 Road and Bridge on Friday, April 26, 2024 to get an engineer’s opinion on repairing Hagstrom
262 Road.

263

264 **Councilmember Linnie Richardson made the motion to table this item until surveys**
265 **could be obtained; seconded by Vice Mayor Robert Greenlund. All agreed; motion**
266 **carries.**

267

268 p. Updates by Mayor Samuel G.S. Bennett

269

270 Mayor Bennett had no updates at this time.

271

272 q. Updates on Town Projects from Town Attorney Christian Waugh

273

274 Mr. Waugh had no updates at this time.

275

276 r. Updates on Town Projects from Town Planner Mark Karet

277

278 Mr. Karet stated that he met with residents on April 18, 2024 and would be back for further
279 scheduled meetings on May 2, 2024.

280

281 Vice Mayor Robert Greenlund asked Mr. Karet if property was required to be contiguous for
282 annexation into the Town; Mr. Karet affirmed that contiguity was necessary.

283

284 **6. OLD BUSINESS**

285

286 a. Trespassing (tabled from April 9, 2024) – Town Attorney Christian Waugh

287

288 Mr. Waugh reminded the Council that the Ordinance presented at the previous Council
289 Meeting would need a designated entity to hear an appeal from any person who is trespassed.
290 Mr. Waugh stated that Volusia County’s Code Board was receptive to the idea of serving in
291 this capacity but he had not heard back from their legal counsel. Town Planner Mark Karet
292 asked if the designated entity could be a Special Magistrate; Mr. Waugh confirmed that it
293 could be. The Mayor asked Mr. Waugh how to proceed; Mr. Waugh stated that he would need
294 a green light from the County. This item will be added to the upcoming agenda.

295

296 b. 162 W. 2nd Ave Sidewalks Quote (tabled from March 12, 2024) – Jeremy
297 Steadman

298

299 Councilmember Linnie Richardson said she had not received the quote for the sidewalk
300 repairs, but she does not believe after reviewing the Property Appraiser’s website that the
301 sidewalk is on Town property. Councilmember Richardson asked that the property owner
302 provide the Town with a survey showing whose property the sidewalk is on. Town Planner
303 Mark Karet said he also suspected that the sidewalk was not in the Town’s right-of-way and
304 that the owner should demonstrate it is. Councilmember Brandy Peterson stated that the Town
305 could not remove or repair the sidewalk if it was not on Town property.

306

307 **7. OTHER BUSINESS (Council and Staff Reports)**

308 Councilmember Linnie Richardson had three items of discussion:

309 • Councilmember Richardson advised the Council that the flow meter required by the
310 Health Department still needs to be installed. The Town is waiting on new quotes.
311 Tom Gustafson of Florida Rural Water Association spoke with the Health Department
312 who confirmed that the flow meter was still required despite Mr. Gustafson’s opinion
313 that it is redundant.

314

315 • Councilmember Richardson said that Hurricane Season was approaching and
316 suggested that the generator at the wells be serviced to ensure it was in working
317 condition. Mayor Bennett and Vice Mayor Greenlund stated that the generator was
318 new and should have a warranty.

319

320 • Councilmember Richardson asked whether the newly constructed wells at Chipper
321 Jones Park should be fenced off and covered. The Mayor said that SGS Contracting
322 could potentially answer that question at an upcoming Council Meeting.

323 Councilmember Brandy Peterson had four items of discussion:

- 324 • Councilmember Peterson asked for an update on the agreement with the School Board
325 regarding the Town Center being connected to their sewer system. The original
326 agreement stated that this would end in September 2024. Town Planner Mark Karet
327 said it is still being discussed and negotiated with the School Board. Deputy Clerk
328 Ryan Smith asked if this could be an amended or updated interlocal agreement with
329 the school. Town Attorney Christian Waugh said an interlocal agreement was
330 possible.
- 331
- 332 • Councilmember Peterson received a call from residents stating that go-karts were
333 doing doughnuts at the ball fields and potentially the airport. Councilmember Peterson
334 stated that teenagers were also throwing trash on the ground in the parks.
- 335
- 336 • Councilmember Peterson questioned parents parking on the Town sidewalks in front
337 of the schools during student pick-up or drop-off and voiced her concerns that this
338 would lead to Town sidewalks being damaged.
- 339
- 340 • Councilmember Peterson said she was unaware that Public Works could purchase a
341 truckload of asphalt for road repairs. Councilmember Peterson asked if the Town
342 could again do this for multiple roads in Town that need addressing. Mayor Bennett
343 stated that the Town had done this in the past, as well as making road repairs using
344 concrete.

345
346 Town Clerk Yvonne Braddock commended Public Works on patching E. Washington
347 Avenue.

348
349 **8. GOOD AND WELFARE (Public Participation)**

350
351 Resident Gray Leonhard stated that the bench donated by the Pierson Garden Club looked
352 nice in its location at the new Town Center. The bench was originally placed in front of the
353 old Town Hall building but was recently moved, along with its dedication plaque, to the front
354 of the new Town Center by Public Works. Mayor Bennett said that the Pierson Garden Club
355 would host their annual Plant and Bake Sale on Saturday, April 27, 2024.

356
357 Councilmember Linnie Richardson said the Pierson Vendor Market on Saturday, April 20,
358 2024 was a big success with 25 vendors. Mayor Bennett stated that Kim Null would like a
359 space for storage for the Vendor Market but it would need to be an agenda item for an
360 upcoming meeting.

361
362 Resident Jackie North thanked the Town for the Vendor Market and said she was happy to be
363 able to sell her items there.

364
365 Councilmember Brandy Peterson asked that all Council Members and Staff send their agenda
366 items to Town Clerk Yvonne Braddock in a timely manner by Wednesday at noon on the
367 week prior to a Council Meeting.

368
369 **9. ADJOURNED**

370
371
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373
374
375
376
377

Hearing no further business, meeting adjourned at 8:39 PM.

Minutes prepared by:

Minutes approved by:

Ryan Smith, Deputy Town Clerk

Samuel G.S. Bennett, Mayor