



TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, JUNE 25, 2024 – 6:30 PM
PIERSON TOWN HALL**

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1. Call meeting to order

Mayor Samuel G.S. Bennett called the meeting to order at 6:30 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, Utility Clerk Marci Nichols, Town Attorney Christian Waugh, Town Planner Mark Karet, and a deputy from Volusia Sheriff's Office.

3. Invocation and Pledge of Allegiance

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

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

a. Regular Meeting June 11, 2024

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

Councilmember Brandy Peterson made the motion to approve the above listed minutes as written; seconded by Councilmember Sergia Cardenas. All agreed; motion carries.

5. NEW BUSINESS

a. Homecoming Parade and Road Closures – Jessica Bell

Taylor Middle-High School employee Jessica Bell informed the Council that the high school's homecoming parade would take place on Saturday, October 26, 2024 beginning at 10:00 AM. Ms. Bell stated that the parade would follow the same route as it has in previous years and asked the Council for the usual road closures along the parade route.

47 **Vice Mayor Robert Greenlund made the motion to approve the road closures for**
48 **Saturday, October 26, 2024; seconded by Councilmember Brandy Peterson. All**
49 **agreed; motion carries.**

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b. Grants discussion and action – Deputy Clerk Ryan Smith

53 Deputy Clerk Ryan Smith received a quote in the amount of \$3,000.00 from Fred Fox
54 Enterprises to prepare a REDI designation application for Town of Pierson. Mr. Smith stated
55 that the Rural Economic Development Initiative designation would increase the Town’s
56 chances of being awarded grants by adding points to its application scores during grant
57 recipient selections. Mr. Smith said that Pierson fit several of the criteria for REDI including
58 a small population and an agriculture-based economy. Mr. Smith noted that the REDI
59 designation would be in place for two years, and that Fred Fox Enterprises would only charge
60 the \$3,000.00 fee if Town of Pierson was approved for the designation. Mr. Smith said that
61 this REDI designation is what allowed the Town to be awarded its last two FRDAP grants for
62 playground equipment.

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Mr. Smith said he would like to request a future workshop for a more in-depth discussion on grants.

67 **Councilmember Linnie Richardson made the motion to approve the REDI application**
68 **proposal of \$3,000.00 from Fred Fox Enterprises; seconded by Councilmember Brandy**
69 **Peterson. All agreed; motion carries.**

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c. DRA Fees discussion and action – Vice Mayor Robert Greenlund

73 The Council asked for more information regarding the fees for ordinance violations. Town
74 Planner Mark Karet stated that two classes of violations, one criminal and one civil, were
75 established broadly in the Code of Ordinances. Deputy Clerk Ryan Smith stated that certain
76 ordinances had specific fees but that the Code of Ordinances included a general fee.

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Vice Mayor Robert Greenlund summarized the role of the DRA and the process by which the DRA would assess fines for violations.

81 Councilmember Linnie Richardson asked when the DRA became official. Town Attorney
82 Christian Waugh stated the DRA laws were already on the books, but it became official when
83 the DRA was appointed and both components were in place. Mr. Waugh stated that fines are
84 usually assessed on multiple factors such as the severity of a violation or the level of
85 cooperation from a violator.

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Town Clerk Yvonne Braddock showed the Council pictures of a current DRA complaint regarding a pond being excavated on North Road near Lake Pierson. Town Planner Mark Karet explained that multiple conversations took place with the property owner wherein it was clarified that the owner did not have permission to excavate a pond on the property because it was not a permitted use.

93 Councilmember Brandy Peterson said this complaint preceded the appointment of the DRA
94 and that she had already reported this to the Department of Environmental Protection.

95
96 Town Clerk Yvonne Braddock asked if the Town should proceed with its investigation or
97 wait until the Department of Environmental Protection had completed its investigation. Mr.
98 Waugh said the investigations were two separate events.

99
100 Mayor Samuel Bennett asked if the property owner in question was aware that it was not a
101 permitted use of the land. Town Clerk Yvonne Braddock stated that the owner was aware and
102 that she had e-mail exchanges with the owner.

103
104 d. First Baptist Church adjustment for water leak – Gray Leonhard

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106 Resident Gray Leonhard stated that the water meter at the church was spinning when it was
107 read by Dustin Childers of Public Works. Further investigation showed that a cap blew off of
108 a pipe during remodeling of the church parsonage. Mr. Leonhard asked the Council if they
109 would consider an adjustment to the bill when it was issued.

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111 Vice Mayor Greenlund stated that there was a policy of adjusting bills and it would be
112 considered when the bill was issued.

113
114 e. Quote from Chris Hansen for bleachers – Brandy Peterson - Councilwoman

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116 Councilmember Brandy Peterson received a quote from Chris Hansen for a new set of
117 bleachers at the rodeo grounds in the amount of \$83,000.00. Councilmember Peterson stated
118 this was for ten rows of 100' bleachers. Councilmember Peterson said that Mr. Hansen had
119 also prepared a quote for Randy Hutcherson of the Pierson Lions Club for new aluminum
120 seats and floor planks in the amount of \$23,700.00. Councilmember Peterson asked Mayor
121 Bennett if the Lions Club was purchasing or upgrading the bleachers. Mayor Bennett said that
122 to his knowledge, the Lions Club did not have any intention of upgrading the bleachers
123 because it is Town property.

124
125 Deputy Clerk Ryan Smith asked if the quote for \$23,700.00 was only materials.
126 Councilmember Peterson confirmed that installation labor was not included.

127
128 Vice Mayor Greenlund stated that Pierson needed to investigate more grant opportunities.

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130 Councilmember Brandy Peterson said that we needed to make sure any renovations were
131 ADA-compliant. Vice Mayor Greenlund stated that in prior years, Lions Club had a
132 designated ADA section for the rodeo.

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134 f. Culvert on North Road discussion and action – Sergia Cardenas -
135 Councilwoman

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137 Councilmember Sergia Cardenas showed the Council pictures of the culverts on North Road.
138 Councilmember Cardenas stated that the middle culvert is broken and there is a large dip in
139 the road. Vice Mayor Greenlund said that the increased dump truck traffic is making the issue

140 worse. Councilmember Cardenas said there is also increased traffic due to boaters accessing
141 the glen. Mayor Bennett said that quotes for repairs were needed. Built Rite Construction
142 repaired additional culverts on North Road in 2023.

143

144 Resident Gray Leonhard said the traffic on North Road had greatly increased since Volusia
145 County opened a boat ramp at the end of the road. Mr. Leonhard suggested that the Town
146 might ask the County for assistance with repairing the culverts.

147

148 g. Updates by Mayor Samuel G.S. Bennett

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150 Mayor Bennett stated that the work was continuing on the water tower for the new mixing
151 system, vent, and valves.

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153 Mayor Bennett asked Town Planner Mark Karet for a status update on the water sampling at
154 the new well site. Mr. Karet said that SGS was trying to expedite the testing. Deputy Clerk
155 Ryan Smith stated that the Biometric quote for the sampling was too high so SGS would be
156 performing the sampling themselves.

157

158 h. Updates on Town Projects from Town Attorney Christian Waugh

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160 Town Attorney Christian Waugh requested placing the airport on the next agenda to discuss
161 procedures on dealing with abandoned aircraft and equipment.

162

163 Mr. Waugh would like to add an item to the next agenda regarding the Property Appraiser
164 and leases at the Town Center.

165

166 Mr. Waugh said Town of Pierson still has an open case helping resident Kathy Whidden with
167 a nuisance property and he would also like to add an agenda item for the next meeting.

168

169 j. Updates on Town Projects from Town Planner Mark Karet

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171 Mr. Karet summarized the electronic sign ordinance discussion from the Planning & Zoning
172 Commission Meeting which occurred immediately prior to the Council Meeting. Mr. Karet
173 stated he would return on July 18, 2024 to meet with residents.

174

175 6. OLD BUSINESS

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177 a. Quote for Sidewalk at Limitless discussion and action (tabled 6/11/2024) –
178 Councilwoman Brandy Peterson

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180 Councilmember Linnie Richardson received quotes from Billy Schmidt of Will Do Concrete
181 to either repair 200 square feet of sidewalk for \$2,500.00 or remove and grade the sidewalk
182 for \$1,000.00. Councilmember Linnie Richardson said that vehicles continued to park on the
183 sidewalk.

184

185 Town Attorney Waugh said other cities passed ordinances allowing fines for parking on
186 sidewalks, as well as laws that required property owners to keep and maintain sidewalks to

187 include cleaning, pressure washing, and other general maintenance.

188

189 Councilmember Sergia Cardenas said she thought the Town should get rid of the sidewalk
190 because no one is using it due to vehicles being parked on it.

191

192 Mayor Bennett asked the Council to consider the aesthetics if the sidewalk was removed
193 because it would allow people to freely park there. Councilmember Richardson pointed out
194 that this parking is already occurring.

195

196 Vice Mayor Greenlund said he felt it would be best to remove the sidewalk.

197

198 Resident Paul George asked why the No Parking signs which were approved at a prior meeting
199 had not been installed. Mayor Bennett said the signs were not posted until a decision regarding
200 the sidewalk was made because parking could not be enforced with the sidewalk removed.
201 Councilmember Richardson said she did not understand why that would be the case and asked
202 for an explanation. Town Attorney Christian Waugh said the Town has control of its roads,
203 and signage can be installed to determine parking. Mr. George said there would be a future
204 issue north of Echo Street and Highway 17 where a truck has been parked on the sidewalk.

205

206 **Councilmember Linnie Richardson made the motion to remove the sidewalk and have**
207 **it graded by Billy Schmidt of Will Do Concrete, as well as install No Parking signs;**
208 **seconded by Councilmember Sergia Cardenas. All agreed; motion carries.**

209

210 b. Roof repair or replacement on various buildings at New Town Center
211 discussion and action (tabled 6/11/2024) – Linnie R. Richardson –
212 Councilwoman

213

214 Two additional quotes were received for re-roofing Building 3 at the Town Center. The three
215 quotes were from JTF Renovations in the amount of \$25,000.00, Sotelo Roofing in the amount
216 of \$15,300.00, and Comer Roofing in the amount of \$16,700.00. The quotes from JTF
217 Renovations and Sotelo Roofing included minor repairs to leaks on Buildings 2 and 5.

218

219 **Councilmember Linnie Richardson made the motion to approve the Sotelo Roofing**
220 **quote of \$15,300.00 for a re-roof of Building 3 and repairs to the roofs of Buildings 2 and**
221 **5; seconded by Councilmember Brandy Peterson. All agreed; motion carries.**

222

223 c. Travis Roach/Extreme Welding quote for Rodeo Grounds bleachers discussion
224 and action (tabled 6/11/2024) – Mayor Samuel G.S. Bennett

225

226 Mayor Bennett received a quote from Travis Roach of Extreme Welding Works in the amount
227 of \$9,206.65 to weld new metal railings on the tall sections of the rodeo bleachers. Vice Mayor
228 Greenlund asked for clarification on the number of bleacher sections that would be repaired
229 for the quoted price. Vice Mayor Greenlund stated that he did not want to vote on a quote
230 approval until there is a clarification on the number of bleacher sets it would cover.

231

232 **Vice Mayor Greenlund made the motion to table this item until he could see the**
233 **bleachers and clarify the number of sets to be repaired; seconded by Councilmember**

234 **Linnie Richardson. All agreed; motion carries.**

235

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

237

238 Vice Mayor Greenlund asked for a total on the donations for 4th of July. Town Clerk Yvonne
239 Braddock said it was approximately \$3,000.00 as well as gift cards from companies such as
240 Publix. Vice Mayor Greenlund said he would like to see the Town start sending Certificates
241 of Appreciation to donors.

242

243 Councilmember Linnie Richardson had two items:

244

245 • Councilmember Richardson stated that Charles Gay of M&B Tree Service gave her a
246 verbal estimate of approximately \$18,000.00 to sod the property west of the
247 Community Center. Mr. Gay recommended a more economical option of seeding the
248 property, but he had not provided a quote at the time of the meeting.

249

250 • Councilmember Richardson said that Rusty Peterson would be servicing the Town's
251 generators next week.

252

253 Councilmember Brandy Peterson had two items:

254

255 • Councilmember Peterson said that all the burgers had been ordered for the 4th of July,
256 and that frozen and refrigerated items had been picked up.

257

258 • Councilmember Peterson asked Town Planner Mark Karet for an update on the sewer
259 agreement between the Town and the Volusia County School Board because the
260 disconnection date of September 2024 is quickly approaching. Mr. Karet said he had
261 no update at this time and that discussions with the School Board were ongoing. Mr.
262 Karet said the School Board is amenable to the idea of extending the deadline for the
263 Town to disconnect from the sewer system.

264

265 **8. GOOD AND WELFARE (Public Participation)**

266

267 Resident Lester Pulley asked if the 4th of July celebrations were still scheduled and wanted to
268 verify the event times. Mayor Bennett said Volusia County had lifted its burn ban and
269 fireworks would still take place as scheduled.

270

271 **9. ADJOURNED**

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273 **Hearing no further business, meeting adjourned at 7:45 PM.**

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275 Minutes prepared by:

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Ryan Smith, Deputy Town Clerk

Minutes approved by:

Samuel G.S. Bennett, Mayor