



TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, MARCH 4, 2025 – 6:30 P.M.
PIERSON TOWN CENTER**

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1. Call meeting to order

Mayor Gray Leonhard called the meeting to order at 6:30 P.M. and asked Town Clerk Yvonne Braddock to take the roll call.

2. Roll call

PRESENT:

- Mayor Gray Leonhard
- Vice Mayor Robert Greenlund
- Councilmember Jimmy Anderson
- Councilmember Linnie Richardson
- Councilmember Brandy Peterson

Also present were Town Attorney Scott Simpson, Town Planner Mark Karet, Deputy Clerk Ryan Smith, and a Deputy from the Volusia Sheriff's Office.

3. Invocation and Pledge of Allegiance

Councilmember Linnie Richardson gave the invocation, which was followed by the Pledge of Allegiance.

4. APPROVAL OF MINUTES – Mayor Gray Leonhard

- a. Regular Meeting February 18, 2025

Mayor Leonhard 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 Vice Mayor Robert Greenlund. All agreed; motion carries.

5. NEW BUSINESS

- a. Pierson Elementary School request to use Chipper Jones Park for off-site parking during annual Day in May event – Kim Hutcherson, Pierson Elementary School Principal (via email)

45 Pierson Elementary School Principal Kim Hutcherson sent an email to the Town asking to use
46 Chipper Jones Park as overflow parking as it had done in previous years. The event is
47 scheduled for Friday, May 23, 2025 from 7:00 A.M. to 1:00 P.M.
48

49 **Vice Mayor Robert Greenlund made the motion to approve Principal Hutcherson’s**
50 **request to use Chipper Jones Park for overflow parking; seconded by Councilmember**
51 **Linnie Richard. All agreed; motion carries.**
52

53 b. Destruction of public rights-of-way – Linnie R. Richardson – Councilwoman
54

55 Councilmember Richardson said people in 4-wheelers and trucks were destroying
56 rights-of-way around Town and it was only a matter of time before a water main or
57 infrastructure was damaged. Councilmember Richardson asked Town Attorney Scott
58 Simpson if there was anything the Town could do. Mr. Simpson said the Town could adopt an
59 ordinance and then post notice to prohibit certain types of vehicles from driving in the
60 rights-of-way.
61

62 Mayor Gray Leonhard asked the Volusia Sheriff’s Deputy in attendance if there were any
63 traffic laws that could be enforced to protect the rights-of-way. The Council discussed
64 Hagstrom Road, County Road 3, and Frederick Street being areas of concern. The Sheriff
65 Deputy stated that individuals could be ticketed because there is no legitimate purpose for a
66 vehicle to be driving in the right-of-way.
67

68 Mayor Leonhard said he was concerned that someone was going to get hurt, especially around
69 the pond on Frederick Street. Councilmember Brandy Peterson said that playing and mudding
70 in the rights-of-way is prevalent on Hagstrom Road.
71

72 Resident Lester Pulley asked if the Town could install a game camera to catch habitual
73 offenders. The Council discussed placing trail cameras in problem areas.
74

75 c. Raking ball fields at Chipper Jones Park – Jimmy Anderson – Councilman
76

77 Councilmember Jimmy Anderson noted that the Public Works employees would soon be busy
78 with summer mowing which would take up a lot of time. Councilmember Brandy Peterson
79 said she spoke to Public Works about mowing with the tractor instead of the zero-turn mowers
80 which should be faster.
81

82 Councilmember Anderson stated that Public Works foreman Louis Longo raked the grass on
83 the ball field. Mr. Longo said he was asked to rake by Mayor Leonhard. Mayor Leonhard said
84 this was a misunderstanding and that he did not ask Public Works to rake the ball fields.
85 Mayor Leonhard said he asked Mr. Longo only to rake out some tire track marks left on the
86 base line by the mower.
87

88 Councilmember Anderson said volunteers with Little League could be shown how to run the
89 machine for spreading and raking the clay, as well as how to line the ball fields. Mayor
90 Leonhard said members of Little League had been mowing the infields. Councilmember

91 Brandy Peterson said the Public Works employees needed to wait until the grass was dry to
92 mow the outfields.

93

94 Mayor Leonhard noted that concrete light poles had been obtained by Little League and said
95 the League would also install new LED lights on the poles. Vice Mayor Robert Greenlund
96 questioned the height of the poles and expressed concern that they were too short.
97 Councilmember Brandy Peterson asked if there was a height requirement for the poles. Vice
98 Mayor Greenlund said he felt that Little League should ensure specifications were met for the
99 light pole height before installing them. Mayor Leonhard said he would contact Stacy Jones to
100 verify the poles were the correct height.

101

102 d. Rental agreements and potential rental of Building 2 – Town Clerk Yvonne
103 Braddock

104

105 Mayor Leonhard received an email from Nicholas Lambert of REV Physical Therapy
106 expressing interest in renting a commercial space at the Pierson Town Center. Mayor
107 Leonhard said Mr. Lambert had looked at the building and asked the Council to determine a
108 rental amount.

109

110 Town Clerk Yvonne Braddock said REV Physical Therapy could potentially install flooring
111 in the building in exchange for a few months of rent abatement. REV considered turning half
112 of the building into a small gym in addition to offering physical therapy.

113

114 Town Attorney Scott Simpson asked Town Planner Mark Karet how the Town Center
115 property was zoned. Mr. Karet said the property was Agriculture. The Council and staff
116 discussed rezoning the property, doing a comprehensive plan amendment, and changing the
117 land use to ensure that commercial rentals would be allowed at the property.

118

119 Deputy Clerk Ryan Smith reminded the Council that the Volusia County Property Appraiser
120 wanted a boundary survey and descriptions of the buildings on the property for taxing
121 purposes. Mr. Smith said this was discussed a year ago and never completed. Town Attorney
122 Scott Simpson said it would be best for the Town to do this the right way, with a goal toward
123 making the property conforming.

124

125 Mr. Smith said REV was paying \$1,050.00 monthly for rent at their current location and
126 suggested keeping it the same for the Town Center space. Mr. Smith said he thought that
127 Duke Energy should install separate meters for each building so that tenants could pay for
128 their own utilities.

129

130 **Councilmember Brandy Peterson made the motion to obtain a survey of Pierson Town**
131 **Center and begin the process of rezoning, completing a comprehensive plan**
132 **amendment, and changing the land use; seconded by Councilmember Jimmy Anderson.**
133 **Motion carries on a roll call vote 5-0.**

134

135 e. Disposal of glider and inoperable equipment – Linnie R. Richardson –
136 Councilwoman

137

138 Councilmember Richardson said the glider at the east end of the runway is still there despite
139 the Town's plans to scrap it. Councilmember Richardson asked what the next steps were for
140 Dave Howell's planes. Town Attorney Scott Simpson said the options would be to do a public
141 auction or contract with a salvage company to remove them.

142

143 Deputy Clerk Ryan Smith asked Mr. Simpson if another letter needed to be sent to Dave
144 Howell. Mr. Simpson said a notice would need to be sent to Mr. Howell in the event of a
145 public auction.

146

147 Mr. Simpson said his opinion is that an auction would be best. Mayor Leonhard asked if the
148 Town could accept sealed bids. Mr. Simpson said he would need to check because public
149 auctions are regulated by State law.

150

151 The Council discussed declaring other old equipment as surplus so that it could all be
152 auctioned at the same time.

153

154 Councilmember Linnie Richardson suggested reaching out to auction companies and bringing
155 this item back on the next agenda. Mayor Leonhard said he could contact Roy Sieger at
156 Flagler Executive Airport and ask his advice on how to run an auction or if he knew reputable
157 salvage companies.

158

159 Deputy Clerk Ryan Smith asked Mr. Simpson the process for declaring surplus equipment.
160 Mr. Simpson said it could be done by Resolution.

161

162 f. Ordinance for water rate increase discussion – Deputy Clerk Ryan Smith

163

164 Deputy Clerk Ryan Smith discussed water rate increases with the Council. In 2021, Florida
165 Rural Water Association completed a water rate study for the Town and recommended annual
166 cost-of-living adjustments based on the Florida Public Service Commission's Consumer Price
167 Index (CPI). Mr. Smith noted that the Town did a one-time rate increase but neglected to add
168 the automatic annual increases based on CPI to the Ordinance.

169

170 Mr. Smith provided the Council with a chart showing water rate comparisons to other Volusia
171 County municipalities.

172

173 Mr. Smith said the Town experienced increased costs in the Water Fund due to the new water
174 operator contract with CWS, as well as the maintenance and treatment costs of adding a
175 second well site. Mr. Smith said the Town should consider an Ordinance to increase the water
176 rates annually based on CPI which would help offset the added costs.

177

178 Mr. Smith said he would like to have an Ordinance done by October 1 for the new fiscal year.
179 Mayor Leonhard suggested having a workshop. Councilmember Brandy Peterson suggested
180 adding multiple items to workshops and noted that the Council needed to also have a
181 workshop for the 4th of July. Councilmember Linnie Richardson asked when the CPI number
182 would be released; Deputy Clerk Ryan Smith said it should be posted by March 31, 2025.

183

184 The Council discussed dates and decided to set a workshop for water rate and 4th of July
185 discussions on Monday, April 7, 2025 at 4:00 P.M.

186

187 g. Updates by Mayor Gray Leonhard

188

189 Mayor Gray Leonhard said the grand opening for Little League would be on Saturday, March
190 8, 2025. Mayor Leonhard said the League had requested the main gate on Chipper Jones Lane
191 be closed during the event. Councilmember Jimmy Anderson said the gate was difficult to
192 close and required two people. The Council agreed to have Public Works close the gates on
193 Friday night prior to opening day.

194

195 Deputy Clerk Ryan Smith said Little League had contacted the Town requesting permission
196 to shut the gate for each home game. The Council agreed that the gates to the park should
197 remain open except for opening day.

198

199 Mayor Leonhard noted that new padlocks had been installed on the garbage cans at the ball
200 fields but said one had already been ripped off.

201

202 h. Updates on Town Projects from Town Attorney – Town Attorney Scott
203 Simpson

204

205 Mr. Simpson had no updates at this time.

206

207 i. Updates on Town Projects from Town Planner – Town Planner Mark Karet,
208 Zev Cohen

209

210 Mr. Karet said he would be at the Town on Thursday, March 6, 2025 to meet with residents
211 regarding their land use and zoning questions. Mr. Karet said he would discuss the rezoning of
212 the Town Center property with staff.

213

214 Mr. Karet explained that the pressure switches had been installed at the water wells to help
215 maintain pressure in the water tower.

216

217 Mr. Karet said SGS Contracting failed to submit the final paperwork for the new wells before
218 the water samples expired, so new samples would be taken.

219

220 Mr. Karet said Todd Bush of Zev Cohen was meeting with a contractor to discuss replacing
221 the culvert on Washington Avenue in front of the high school.

222

223 Mayor Leonhard asked about the telemetry system to connect the two water plants and the
224 water tower. Mr. Karet said he would inquire about the telemetry but noted that the system is
225 designed to work based on pressure and could run without it.

226

227 **6. OTHER BUSINESS (Council and Staff Reports)**

228

229 Vice Mayor Robert Greenlund asked if FEMA was still involved in the culvert replacement
230 on North Road. Deputy Clerk Ryan Smith said he received an offer from FEMA but was told

231 not to accept it until it could be discussed with the Town's FEMA manager.

232

233 Councilmember Jimmy Anderson said the Town might need to hire a part-time employee to
234 help with the ball fields if Public Works is too busy with mowing in the summer.

235 Councilmember Brandy Peterson said she did not agree and felt that field maintenance should
236 not take a long time. The Council discussed Little League taking on the responsibility for
237 lining fields.

238

239 Town Attorney Scott Simpson said a formal agreement with Little League would be a good
240 idea to outline the responsibilities of the organization versus the Town. Mr. Simpson offered
241 to send draft agreements to staff for review.

242

243 The Council briefly discussed maintenance and utility costs at the ball fields and Chipper
244 Jones Park.

245

246 Councilmember Linnie Richardson said there was a recurring issue with restrooms at Chipper
247 Jones Park and asked if it was legal to put a security camera on the exterior of the restrooms.

248 Town Attorney Scott Simpson said it was legal.

249

250 Councilmember Linnie Richardson said multiple residents had complained about cars
251 speeding and drag racing on streets in Town. Councilmember Richardson asked if she had the
252 Council's blessing to call the Volusia Sheriff's Lieutenant and discuss the issue. Mayor
253 Leonhard told the Sheriff Deputy in attendance that the Town would appreciate action being
254 taken by the Sheriff's Office to address speeding in Town. Councilmember Linnie
255 Richardson said Deputies might catch more offenders if the Deputies were moving around in
256 Town instead of parking behind the Lions Club for several hours at a time.

257

258 Mayor Leonhard said this was an issue in the past and Volusia Sheriff's Office had set up a
259 motor unit.

260

261 Councilmember Brandy Peterson asked the status of the restroom doors for North Road Park.
262 Deputy Clerk Ryan Smith said the doors had been ordered.

263

264 Councilmember Brandy Peterson asked for an update on ordering asphalt to repair potholes
265 around Town. Mayor Leonhard said he thought foreman Louis Longo was looking into it and
266 asked Councilmember Jimmy Anderson to follow up with Public Works.

267

268 Councilmember Brandy Peterson reminded the Town that there was a 5K run being held on
269 March 15, 2025.

270

271 **7. GOOD AND WELFARE (Public Participation)**

272

273 There was none at this time.

274

275 **8. PIERSON EVENTS**

276

277 a. Northwest Volusia Little League Opening Day Festival – Saturday, March 8,

278 2025 @ 10:00 A.M.

279

280 b. Pierson Vendor Market – Saturday, March 15, 2025 @ 9:00 A.M. to 2:00 P.M.

281

282 c. Pierson Saddle Club #6 Buckle Series Poles & Barrels – Saturday, March 29,
283 2025 @ 11:00 A.M.

284

285 **9. ADJOURNED**

286

287 **Hearing no further business, meeting adjourned at 8:02 P.M.**

288

289 Minutes prepared by:

Minutes approved by:

290

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293

Ryan Smith, Deputy Clerk

Gray Leonhard, Mayor