



# TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, MARCH 18, 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 Lieutenant Adam Huffman 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                      March 4, 2025
- b. Workshop                                March 5, 2025
- c. Emergency Meeting                    March 7, 2025

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

**Councilmember Linnie Richardson 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. Proposed memorial plaque for Dylan Jackson at Chipper Jones Park – Lacy Johnston

47 Lacy Johnston spoke to Council regarding a memorial plaque for Dylan Jackson. Ms.  
48 Johnston requested permission to place the plaque at Chipper Jones Park. Vice Mayor Robert  
49 Greenlund said that most of the fields had been dedicated, but suggested placing the plaque in  
50 a high-visibility area such as the concession stand. Mayor Gray Leonhard agreed.

51

52 **Vice Mayor Robert Greenlund made the motion to approve the installation of a**  
53 **memorial plaque in memory of Dylan Jackson at Chipper Jones Park; seconded by**  
54 **Councilmember Jimmy Anderson. All agreed; motion carries.**

55

56 b. Resolution 2025-03 to approve an updated Town Charter incorporating  
57 previously-approved amendments – Town Attorney Scott Simpson

58

59 Town Attorney Scott Simpson read the title of Resolution 2025-03 and explained that  
60 previous amendments to the Charter in 2016 and 2020 had not been incorporated into the  
61 existing Charter or submitted to the Department of State. Mr. Simpson said the Resolution  
62 would consolidate all amendments into the existing Charter and direct staff to submit the  
63 updated Charter to the Department of State.

64

65 Deputy Clerk Ryan Smith said Municode would host the Charter, as well as Resolutions and  
66 other Town documents, alongside the Town’s Code of Ordinances and Land Development  
67 Regulations for an additional \$375.00 annually.

68

69 **Councilmember Linnie Richardson made the motion to approve Resolution 2025-03;**  
70 **seconded by Councilmember Brandy Peterson. Motion carries on a roll call vote 5-0.**

71

72 c. Fiscal Year 2025 budget update – Deputy Clerk Ryan Smith

73

74 Deputy Clerk Ryan Smith provided the Council with an update on the budget. Mr. Smith  
75 noted that both the General Fund and Water Fund were in good shape but stressed the need to  
76 be smart about spending due to a tight budget. Mr. Smith noted that ARPA funds had been  
77 used in previous years to pay for the contractual services with the Volusia Sheriff’s Office,  
78 but that those funds were now exhausted; the entire \$319,000.00 Sheriff’s Office contract is  
79 now paid with Town funds.

80

81 Mr. Smith discussed increased expenses in the Water Fund due to a second well site and  
82 selecting CWS as a new water operator for the water system. Mayor Leonhard commended  
83 CWS on their performance so far.

84

85 Mr. Smith asked the Council if they had questions or needed clarification on the budget, and  
86 offered to have Council stop by the Clerk’s office if they wanted to discuss any specific  
87 budget items.

88

89 d. Quote for 5-year FDEP inspection of pressure tank at well site #1 – Deputy  
90 Clerk Ryan Smith

91

92 Deputy Clerk Ryan Smith explained to Council that a high pressure tank at the old well site  
93 required a 5-year FDEP inspection by a certified engineer. Mr. Smith presented two quotes on  
94 the clean-out and inspection of the pressure tank.

95

96 **Vice Mayor Robert Greenlund made the motion to approve the quote from RCM**  
97 **Utilities in the amount of \$2,650.00; seconded by Councilmember Linnie Richardson.**  
98 **All agreed; motion carries.**

99

100 e. Airport status discussion – Linnie R. Richardson – Councilwoman

101

102 Councilmember Linnie Richardson said there had been multiple issues at the airport with  
103 abandoned aircraft and legal fees associated with rectifying the issues. Councilmember  
104 Richardson said she obtained financial information related to the airport from the Deputy  
105 Clerk. Councilmember Richardson noted that it costs approximately \$6,400.00 in labor  
106 annually to mow the airport, in addition to approximately \$840.00 annually in diesel and  
107 \$225.00 for mower blades. Councilmember Richardson said the insurance for the airport was  
108 approximately \$2,000.00 a year. Councilmember Richardson estimated the total yearly  
109 expenses for the airport were \$10,873.00 while the airport income for the past six months was  
110 \$1,604.93.

111

112 Councilmember Richardson said the airport was an expenditure for the Town of Pierson and  
113 felt it might be time to explore abandoning the airport.

114

115 Mayor Gray Leonhard spoke to Roy Sieger who runs the Flagler Executive Airport and said  
116 Mr. Sieger expressed interest in leasing the airport. Mayor Leonhard said if the Town were to  
117 lease the airport, the expenses and insurance would need to be absorbed by the Lessee.

118

119 Councilmember Richardson noted that the last airport inspection from FDOT found  
120 deficiencies that needed to be addressed including the mowing of the ditches on the sides of  
121 the runway and a non-regulation airport circle marker. Deputy Clerk Ryan Smith said the  
122 previous airport manager, Olin Cannon, had obtained a rough estimate of \$7,000.00 to mow  
123 the ditches. Mr. Smith said he did not know what a 75-foot regulation circle marker would  
124 cost.

125

126 Councilmember Brandy Peterson said a small plane was creating a nuisance during Little  
127 League's opening day at Chipper Jones Park by buzzing above the fields during the ball  
128 games.

129

130 Vice Mayor Robert Greenlund suggested having a workshop regarding the airport because he  
131 did not want to see the airport closed. Mayor Leonhard said if the airport were to close it  
132 would likely never return.

133

134 Councilmember Jimmy Anderson asked if a Lessee would be responsible for the mowing.  
135 Mayor Leonhard said any Lessee would be responsible for all upkeep.

136

137 Town Clerk Yvonne Braddock added the airport discussion to the scheduled workshop for  
138 April 7, 2025. Mayor Leonhard said he would speak with Roy Sieger about leasing the airport  
139 prior to the workshop.

140

141 Resident Paul Martel said he felt the Town of Pierson should have total control over the  
142 airport in the event that it was leased and not give a Lessee carte blanche. Mr. Martel thanked  
143 the Town for installing a sound system in the auditorium.

144

145 f. John Deere tractor maintenance and service during warranty period – Linnie R.  
146 Richardson – Councilwoman

147

148 Councilmember Linnie Richardson said the new John Deere tractor should be due for service  
149 soon and she felt that a certified mechanic should perform the service while the tractor was  
150 still under warranty. Mayor Gray Leonhard asked if the tractor came with a manual which  
151 outlined a maintenance schedule and said that schedule should be followed for warranty  
152 purposes.

153

154 Councilmember Linnie Richardson said she spoke with diesel mechanic Rusty Peterson and  
155 he was available to perform the routine service. Vice Mayor Robert Greenlund asked how  
156 many hours were currently on the new tractor; Councilmember Jimmy Anderson estimated it  
157 might have 25 hours on it. The Council agreed that the first required service is often at 50  
158 hours.

159

160 The Council agreed that the service should be performed by Rusty Peterson.

161

162 g. Mowing rights-of-way on US Highway 17 – Linnie R. Richardson –  
163 Councilwoman

164

165 Councilmember Linnie Richardson said Public Works had been mowing the rights-of-way on  
166 Highway 17 from north Hagstrom Road going north. Councilmember Richardson spoke with  
167 Heidi Trivett at FDOT and was told that FDOT would reimburse the Town of Pierson for  
168 mowing and other activities on the State right-of-way. Councilmember Richardson was  
169 waiting on a price list from Ms. Trivett and said she would bring this to the next meeting for  
170 discussion. Ms. Trivett told Councilmember Richardson that the Town's last Memorandum of  
171 Agreement with FDOT was in 2008.

172

173 Mayor Gray Leonhard spoke with Charles Suber, the contractor responsible for right-of-way  
174 maintenance for FDOT. Mr. Suber stated that mowing was performed monthly except in the  
175 winter months of November, December, January, and February.

176

177 Town Attorney Scott Simpson said it was common for municipalities to maintain the State  
178 right-of-way and get reimbursed by the State. Deputy Clerk Ryan Smith asked Mr. Simpson if  
179 he would be involved in drafting a Memorandum of Agreement. Mr. Simpson said FDOT  
180 would provide a contract to the Town.

181

182 Councilmember Brandy Peterson questioned why no one was maintaining the ditches on the  
183 west side of Highway 17 in front of M&E Barbecue. Deputy Clerk Ryan Smith noted that the

184 ditch was completely overgrown and asked if FDOT was supposed to be maintaining the  
185 ditch.

186

187 Councilmember Jimmy Anderson said that Marlon Bates had been paid in the past to mow the  
188 ditches.

189

190 h. Biometric Utility Consultants triennial sampling and invoice – Linnie R.  
191 Richardson – Councilwoman

192

193 Councilmember Linnie Richardson said the Town received an invoice from Biometric Utility  
194 Consultants for triennial sampling and asked Deputy Clerk Ryan Smith to discuss the dates of  
195 service on the invoice.

196

197 Deputy Clerk Ryan Smith explained that triennial sampling was done every three years and  
198 had to be completed in 2024 for the Town. The Town's new water operator, CWS, called in  
199 the beginning of December 2024 and asked if CWS would be completing the triennial  
200 sampling for the Town. Mr. Smith said there had been no communication with Biometric  
201 regarding the triennial sampling and the decision was made to authorize CWS to perform the  
202 samples. Mr. Smith said Biometric also completed triennial sampling without notifying the  
203 Town and submitted the results to the Health Department, then invoiced the Town for the  
204 service.

205

206 Mr. Smith said the triennial sampling was outside the scope of Biometric's contract with the  
207 Town and should have required authorization. Mr. Smith noted that there was also a Stenner  
208 pump replacement on the same invoice with a date of January 10, 2025, which was 10 days  
209 after the Biometric contract with the Town ended. Mr. Smith said Public Works was not  
210 aware of a recent pump replacement that had been authorized.

211

212 Mr. Smith explained to Council that the Biometric triennial samples detected contaminants  
213 while the CWS samples did not. The detection of contaminants triggered mandatory quarterly  
214 sampling until there are four consecutive clean samples. Mr. Smith said the Health  
215 Department had to consider both lab results and could not invalidate either result, so the  
216 quarterly testing would be required.

217

218 Deputy Clerk Ryan Smith asked what should be done with the Biometric invoice. Town  
219 Attorney Scott Simpson said written correspondence needed to be sent to Biometric stating  
220 that the Town would not pay the invoice in question until Biometric explained the failed  
221 sampling, when and where the Stenner pump was installed, and who authorized the work to be  
222 completed.

223

224 i. Updates by Mayor Gray Leonhard

225

226 Mayor Gray Leonhard said he felt the Town needed to purchase a light to illuminate the new  
227 flag pole. Mayor Leonhard said there were solar-powered lights and he could obtain pricing  
228 on them prior to the next meeting.

229

230 Mayor Leonhard noted that the Welcome to Pierson signs on each end of town were in  
231 horrible shape and asked if new signs could be budgeted in the upcoming fiscal year. Mayor  
232 Leonhard said the flags on the welcome signs also needed to be replaced. Town Clerk Yvonne  
233 Braddock said extra flags had been purchased that Public Works could use to replace the old  
234 flags.

235

236 Mayor Leonhard and the Council discussed permitting for Town signage with Town Planner  
237 Mark Karet.

238

239 (Mayor Leonhard moved Item #6, Other Business, to this section of the meeting.)

240

241 Vice Mayor Robert Greenlund said the County was currently working on re-paving the  
242 County-maintained portions of Shell Harbor Road and would be re-paving on Vannote Road  
243 as well.

244

245 Councilmember Jimmy Anderson discussed a situation which occurred last year between  
246 Public Works and a Volusia County official. The Volusia County official told Public Works  
247 that they could not install a water meter on the County road until a permit was obtained.  
248 Councilmember Anderson said he took issue with the County stopping Public Works from  
249 installing the meter because the Town has mowed and maintained County roads in the Town  
250 limits for years. The Council discussed County permits required for bores under County  
251 roads.

252

253 Councilmember Linnie Richardson said she received a call from a citizen regarding a  
254 basketball hoop and backboard at North Road Park being in need of replacement. The Council  
255 agreed they would look at it.

256

257 Councilmember Brandy Peterson received a text message from resident Robin Green  
258 explaining that due to lack of resources, funds, and volunteers, the Pierson Community  
259 Association was being dissolved effective immediately.

260

261 j. Updates on Town Projects from Town Attorney – Town Attorney Scott  
262 Simpson

263

264 Mr. Simpson said he would like to start adding an agenda item at each meeting to discuss  
265 various topics related to government, laws, and ethics. Mr. Simpson said the topic would be  
266 an opportunity for the Council to have conversations on how the Town's government is run  
267 and how processes work for subjects such as land development regulations, Public Records  
268 retention, and Sunshine Law.

269

270 k. Updates on Town Projects from Town Planner – Town Planner Mark Karet,  
271 Zev Cohen

272

273 Mr. Karet said he would be at the Town on Thursday, March 20, 2025 to meet with residents  
274 regarding their land use and zoning questions.

275

276 Mr. Karet stated that re-sampling at the new water plant would happen next week and the

277 samples would be processed immediately.

278

279 Mark Karet said a Planning & Zoning Commission meeting was scheduled for Tuesday,  
280 March 25, 2025 to discuss the new food truck Ordinance.

281

282 Mark Karet said Todd Bush at Zev Cohen was working to obtain pricing for the culvert repair  
283 at the high school on Washington Avenue.

284

## 285 **6. OLD BUSINESS**

286

287 a. Disposal of glider and inoperable equipment (tabled 3/04/2025) – Linnie R.  
288 Richardson – Councilwoman

289

290 Councilmember Linnie Richardson asked Town Attorney Scott Simpson what the Town  
291 decided about disposing of the derelict and abandoned aircraft at the airport. Mr. Simpson  
292 said the Town could hold a public auction or contract with a salvage company to dispose of  
293 the aircraft. Mr. Simpson advised the Town to prepare a list of old equipment to declare as  
294 surplus so that it could be auctioned at the same time as the aircraft.

295

296 Vice Mayor Greenlund asked why the Town itself could not dispose of the planes. Mr.  
297 Simpson explained that the Town could dispose of surplus equipment in whatever manner the  
298 Town chose, but that aircraft disposal had to follow the Statutes which outline four options:  
299 keep the aircraft, trade them in for something else, hold a public auction, or contract with a  
300 salvage company.

301

302 The Council agreed a public auction might be the best solution, citing that citizens may be  
303 interested in the engines for airboat use.

304

## 305 **7. OTHER BUSINESS (Council and Staff Reports)**

306

307 Council reports were covered in Item 5i.

308

## 309 **8. GOOD AND WELFARE (Public Participation)**

310

311 Resident Sue Elliott said with the Pierson Community Association no longer in existence, the  
312 Town should think about a Christmas event. Ms. Elliott said she had a Santa suit and a few  
313 other items. Councilmember Brandy Peterson said there would need to be a workshop after  
314 the 4<sup>th</sup> of July.

315

## 316 **9. PIERSON EVENTS**

317

318 a. FDOT Project Open House on US Highway 17 resurfacing – Thursday, March  
319 27, 2025 @ 5:30 – 7:00 P.M. – Pierson Community Center

320

321 b. Pierson Saddle Club #6 Buckle Series Poles & Barrels – Saturday, March 29,  
322 2025 @ 11:00 A.M.

323

324 **10. ADJOURNED**

325

326 **Hearing no further business, meeting adjourned at 8:11 P.M.**

327

328 Minutes prepared by:

Minutes approved by:

329

330

331

332 \_\_\_\_\_  
Ryan Smith, Deputy Clerk

\_\_\_\_\_  
Gray Leonhard, Mayor