



## TOWN COUNCIL MEETING MINUTES

**TUESDAY, APRIL 7, 2026 – 6:30 P.M.  
PIERSON TOWN CENTER**

### **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

Deputy Clerk Ryan Smith and the Volusia County Sheriff were also in attendance.

### **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 Minutes March 17, 2026

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

**Council Member Linnie Richardson made a motion to approve the above listed minutes as written; seconded by Council Member Brandy Peterson. All agreed, motion carries.**

### **5. NEW BUSINESS**

- a. Resolution 2026-02 Updated Facility Plan – Brad Blais of Mead and Hunt

Brad Blais started off by thanking Mark Karet of Zev for writing a great staff report that explains everything that has happened with this project. Design phase was almost complete and then the school determined they no longer wanted facility on their property, and a new location had to be found. A new set up was chosen at the airport commissioned environmental service for new per ponds and did a study for endangered species. We contacted Clear Water Solutions, and their cost was very high to run the plant annually. Vice Mayor Robert Greenlund I just don't think this is going to go over with our community, we aren't' Daytona. Council Member Linnie Richardson stated that the expenditure to run the day to day is more than we can afford. Mayor Gray Leonhard brought up that he listened to a school board meeting and they seemed reluctant. Town Planner Mark Karet stated that we have an understanding with the school board and hopefully all construction costs will be covered. Discussion ensued among the council and their concerns about paying for this. Brad Blais explained that no one is forcing you to build this we are to close out the design phase. In the future it will be what the state requires like updated septic tanks that cost 50,000. We are just adopting a resolution to get paperwork submitted to close out the funding agreement. Council Member Linnie Richardson asked if the design phase was completed and Brad Blais responded yes. Council Member Linnie Richardson Continued with we don't know what is going on with the property taxes. Town Planner Mark Karet stated that the town needs commercial growth and that it will help with the lost revenue from property taxes if they eliminate homesteaded property taxes. Council Member Linnie Richardson stated that Dunkin did it in Barberville without a sewer system. Vice Mayor Robert Greenlund stated its coming and we are close to St. Johns and Lake George I am always optimistic, but this is an operation issue. Town Planner Mark Karet stated to bring CWS and have a conversation and you are not required to use them so it can go out to bid. Mayor Gray Leonhard stated that under 600 residents my concern is its only serving 30 residents in Pierson to start and having to bill all residents. I won't get service and I am less than a block away. Brad Blais stated he needs to get back to the council on the exact number of residents it will service. We are just adopting the resolution for the obligation so if this is as far as you want to go that's fine. Council Member Linnie Richardson asked Deputy Clerk Ryan Smith what 20% amount is we must pay back. Deputy Clerk Ryan Smith stated he doesn't have that with him, but it is over 20 years. Town Attorney Scott Simpson states that if they do not adopt the resolution, they could be in a lot of trouble.

**Vice Mayor Robert Greenlund makes a motion to adopt resolution 2026-02 updated facility plan. Second, by Council Member Jimmy Anderson. Roll call vote taken, all agree, motion carries.**

Trish Smith from Volusia County Schools comes up to the podium and stated that the Volusia County Schools look forward to working with the town.

Mayor Gray Leonhard asked Brad Blais before he left about the wells at Chipper Jones Park and Brad Blais responded that they are up and running since last Thursday.

- b. Resolution 2026-01 Employee Rules & Regulations Handbook – Deputy Clerk Ryan Smith

Town Attorney Scott Simpson read the resolution 2026-01. Deputy Clerk Ryan Smith started off with that we had a workshop in January or February and struck certain language and clarified

vacation and sick time. We also changed the code of ordinance and now we need to approve the resolution.

**Council Member Linnie Richardson made a motion to approve resolution 2026-01 as written. Second by Council Member Brandy Peterson. Roll Call vote taken, all agree and motion carries.**

c. Planning and Zoning Commission Applicants- Town Clerk Yvonne Braddock

Town Clerk Yvonne Braddock stated that we were advised at last meeting by our Town Attorney Scott Simpson that we needed to post an application on our website and bring applications back to council. We received two applications, one from Kelly Green and one from Mary Kay Hansen. Mayor Gray Leonhard stated he can't remember any time when we had two applicants for Planning and Zoning Commission.

Vice Mayor Robert Greenlund nominated Mary Kay Hansen for Planning Commission board. Council Member Linnie Richardson stated that this applicant has been involved with the town and volunteers a lot of time at the town events. I nominate Kelly Green to the Planning Commission board. Town attorney Scott Simpson explains that they can do a regular vote, or they can do it on paper but that will have to date it and sign it with who they chose. Town Clerk Yvonne Braddock hands out paper and reads off the votes. 3 votes for Mary Kay Hansen and 2 votes for Kelly Green. Council thanks them both and discusses adding an interim so that if someone is out the interim can step in.

**Vice Mayor Robert Greenlund makes a motion to add Mary Kay Hansen to the Planning and Zoning Commission by vote of three to two. Second by Council Member Linnie Richardson. All agree motion carries.**

Planning Commission Chair Paul Martel comes to the podium and states that he wants to thank Jonathan Vickers for his dedication to the Planning Commission and it's been an honor to work alongside him. He states that he will be presenting Jonathan Vickers with a plaque at the next meeting and invites mayor and council to attend. Mayor Gray Leonhard states that he will try to be there for that.

d. CSTS Meeting update – Lester Pulley

Traffic safety meeting operation safe drive is a go. Spring break was rowdy. They are expecting four fatalities from bike week. We are up to twenty-five traffic fatalities, and we are trending down for the year. FDOT is looking at roads and accidents for better ways to improve roads. That is all I have. Deputy Clerk Ryan Smith stated that Infront of Pierson Elementary there are streetlights out. School board believes FDOT could you ask and maybe find out.

## 6. OLD BUSINESS

- a. Approval of Cafeteria repair Quotes (tabled 3/3/2026)

Town Clerk explained that we received three quotes. Council reviewed quotes and discussed them back and forth what the amounts were and what they included.

**Vice Mayor Robert Greenlund made a motion to approve Mat Ryan's Handyman Services LLC for \$7,900.00. Second by Council Member Brandy Peterson. All agree, motion carries.**

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

- a. Updates by mayor. Mayor Gray Leonhard had nothing at this time. Vice Mayor Robert Greenlund stated that at our last meeting we discussed property with reflectors. I went and had a meeting with resident, and she is going to mow and maintain area to keep reflectors up. Council Member Jimmy Anderson stated that Charles from M&B Tree Service is working mostly on the ground already. Council Member Linnie Richardson brought up a permit charge for new electrical service for a Bonafide agricultural property. She asked if state law trumped municipal law. This meter is in a shed and new electric meter for 440.00. Agriculture is exempt from these charges. Town attorney Scott Simpson explains the 4 criteria for agriculture exemption. Deputy Clerk Ryan Smith explained that Duke Energy requires inspection and a permit. Building official charges what the inspection cost is. As you recall we increased these fees because we were not breaking even. Discussion ensued and Town Attorney Scott Simpson stated he will need to do more research.

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

Melissa Borquist of NWDC- I was advised to ask council for use of the community center on a Thursday to have a meeting for the democratic party. Discussion ensued and council stated that she can use it on a Thursday and she just needs to let office staff know of the date. She will discuss with group and come back to us with a date.

Lester Pulley stated that Pastor Rico wanted council to know that all 5 churches are working together in the community and would encourage that the council and town get more involved. Mayor Gray Leonhard asked what he meant by more involved and Lester Pully stated you would have to ask Pastor Rico. Mayor Gray Leonhard said we are donating the park for the Easter service.

Mayor Gray Leonhard stated that the French drain on North Road Park is completed and he wanted to thank Council Member Jimmy Anderson and Public Works for doing a fine job.

Town Planner Mark Karet stated he will be here April 16<sup>th</sup> to meet with residents for the zoning needs. Town Planner Mark Karet started to explain about the helipad and requirements needed to build it.

Council Member Jimmy Anderson asked about Harper Road and if anyone has any news. Resident in audience Mr. McMahan stated that his property value will go down if the Catholic church does what they are planning on doing with the retreat. Council reminded them that its part of Volusia County and we can't do anything but be present and go to meetings. Another resident stated that they withdrew the permit application from Volusia County and have not reapplied for the permit. Mr. McMahan stated he got a strange feeling from lady that was at the meeting and Council Member Brandy Peterson stated that she thought she did a good job and tried to answer everyone's questions. Mr. McMahan stated he still disliked her and Town Attorney Scott Simpson stated you should probably rethink that since she runs the Planning Department for Volusia County. Scott Simpson advised him that they should go to all Volusia County Meetings and show your evidence.

**Mayor Gray Leonhard asked audience and council if they had anything else and with hearing no further business meeting adjourned at 8:08 P.M.**

Minutes prepared by:

Minutes approved by:

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Yvonne Braddock, Town Clerk

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Gray Leonhard, Mayor