



## TOWN COUNCIL MEETING MINUTES

**THURSDAY, JULY 15, 2025 – 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 Volusia County Sheriff were not 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 July 1, 2025
- b. Regular Meeting July 17, 2025
- c. Workshop Meeting July 26, 2025

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 Vice Mayor Robert Greenlund. All agreed, motion carries.**

**5. NEW BUSINESS**

- a. Healthy Kids Running – Alison Nest

We Encourage kids to get out and be healthy, we do 5 weeks in the spring and 5 weeks in the fall. We would like to start in Pierson. We are here to see if we could use Chipper Jones

47 Park. We would set up a one-mile run, and a few smaller runs and it would take about an  
48 hour to do it. Mayor Gray Leonhard asked if they have insurance. Alison Nast responded  
49 with yes, a 1-million-dollar policy this is done all over the United States and it all started in  
50 Pennsylvania. We will do this around 4 PM for 5 weeks in the spring and fall is easier for  
51 parents if it's continuous. Councilmember Linnie Richardson asked Town Attorney Scott  
52 Simpson about getting an event permit. Mayor Gray Leonhard said that Alison needs to get  
53 with Clerk's office and look for available dates, but he thinks this is a great idea.  
54 Councilmember Linnie Richardson stated that Sundays would be best. Resident Lester  
55 Pulley asked if they have a fee. Alison Nast said it was \$50 dollars which includes a t shirt  
56 and a medal at the end of the 5 weeks.

57  
58 b. Resolution 2025-09 167 Echo St  
59

60 Town attorney read the resolution 2025-09 for 167 Echo Street. Town Planner Mark Karet  
61 explained that it will be a mother-in-law suite located mid-block on Echo Street. They have  
62 an existing slab that was used for RV parking, but RV is no longer present. This is a non-  
63 conforming lot, and they need a special exception to build it. Does anyone have any  
64 questions. Councilmember Linnie Richardson asked if this is prefab or site built. Town  
65 Planner Mark Karet answered with it is site built.

66  
67 Mayor Gray Leonhard read the title and asked if there were any questions, if not he would  
68 entertain a motion for approval.  
69

70 **Council Member Linnie Richardson made a motion to approve the above listed**  
71 **Resolution 2025-09 as written; seconded by Vice Mayor Robert Greenlund. Roll call**  
72 **vote taken, all agreed, motion carries.**  
73

74 c. Ordinance 2025-03 and Ordinance 2025-04  
75

76 Town Attorney Scott Simpson read both ordinance one for 2025-03 small comp plan  
77 amendment and the 2025-04 for a rezoning. Town Planner Mark Karet stated this is for CNS  
78 Fencing at old Crosby Realty building 287 S Center Street. It is zoned general commercial,  
79 and they need it to be B-2 to build a storage warehouse. The staff report is in your packet and  
80 the Planning and Zoning Commission have approved to move it forward to the council. Mark  
81 asked if they had any questions. Councilmember Linnie Richardson asked if they could be  
82 granted a special exception and Town Planner Mark Karet stated they would have to change  
83 the land development code and then apply for a special exception. Councilmember Linnie  
84 Richardson mentioned that the pond north/northeast of the property and what if someone in  
85 future buys it as heavy industrial. Town Planner Mark Karet stated it's a small acreage parcel  
86 and not much else would be approved there. Chris and April Wilcott stand up and explain the  
87 business to the council.  
88

89 Mayor Gray Leonhard read the title and asked if there were any questions, if not he would  
90 entertain a motion for approval.  
91

Vice Mayor Robert Greenlund made a motion to approve the above listed Ordinance 2025-03 as written; seconded by Councilmember Linnie Richardson. Roll call vote taken, all agreed, motion carries.

Vice Mayor Robert Greenlund made a motion to approve the above listed Ordinance 2025-04 as written; seconded by Councilmember Jimmy Anderson. Roll call vote taken, all agreed, motion carries.

d. Ordinance 2025-05,06 and 07 765 US Highway 17

Town Attorney Scott Simpson Reads the Ordinances an Annexation, Small Comp Plan Amendment and a Rezoning to A-1. Town Planner Mark Karet states it is a 2,000-acre lot to the north of Fidel Velazquez new venue property; I would like to draw your attention to the staff report. He describes the map and explains that it meets the criteria for annexation and that Mr. Melendez would like to rezone it to A-1 agriculture and conservation. Westside is clear and the east side would be conservation. Speaker Alison Nast asks is this property not for sale. Town Planner states that he recently heard that from the clerk's office. Town Planner Mark Karet stated that he believes that Mr. Nelendez wants to split property and sell half of it.

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

Vice Mayor Robert Greenlund made a motion to approve the above listed Ordinance 2025-06 as written; seconded by Councilmember Linnie Richardson. Roll call vote taken, all agreed, motion carries.

Councilmember Linnie Richardson made a motion to approve the above listed Ordinance 2025-05 as written; seconded by Councilmember Jimmy Anderson. Roll call vote taken, all agreed, motion carries.

Councilmember Linnie Richardson made a motion to approve the above listed Ordinance 2025-07 as written; seconded by Councilmember Jimmy Anderson. Roll call vote taken, all agreed, motion carries.

## 6. OLD BUSINESS

a. Northwest Volusia Little League Agreement (tabled 6/17/2025)

President Kelsey and Vice president Katie stand up to speak. Town Attorney Scott Simpson explains that he merged both agreements together to show what was added or deleted. Underlined areas are what was added and items with line through them are what was removed by Little League. Mayor Gray Leonhard starts off with that it should state the Ballfields at Chipper Jones Park. The Town Attorney states that they deleted the 5-year agreement and never added the length of agreement. Discussion continues about the agreement. Town attorney Scott Simpson discusses the agreement and that little league will be responsible for lining the fields and Mayor Gray Leonhard states it's been done like that for years. The mayor

139 states we will continue to mow and drag the clay. The Mayor and Vice Mayor stated that they  
140 agreed at the last meeting it would be 5 years. Kelsey stated that the donors would like a 10-  
141 year agreement since Northwest Volusia Little League is being donated the poles and lights,  
142 we figure 8000 a year for 10 years for the total cost of 80,000. Councilmember Linnie  
143 Richardson asks whether they are not being donated and where is the 80,000 coming from. I  
144 appreciate your donors, but I have 1500 taxpayers to be concerned with, and we already have  
145 lights up there. Kelsey continues to state that the lights and poles are falling apart, and it is  
146 dangerous for the children on the fields. Mayor Gray Leonhard states with the agreed contract  
147 of 5 years with an automatic renewal of 5 years that is ten years, so I am not sure why it was  
148 removed. Discussion continues. Kelsey stated that she must stand by the donors as they are  
149 donating the poles and lights. Vice Mayor Robert Greenlund stated that he has concerns about  
150 your contributors and who they are. Kelsey states she is not sure if donors want their names  
151 out there. Vice Mayor Greenlund states his disappointment in these donors thinking the town  
152 would stop the little league from playing on fields. Council Linnie Richardson states exactly  
153 why do they want to be anonymous. Mayor Gray Leonhard states that the little league has  
154 been playing on those fields for years. Vice Mayor Robert Greenlund says a little league will  
155 always play on those fields if he is alive. Councilmember Linnie Richardson states that she  
156 will not have someone we don't know to dictate to us about our agreement at the town park  
157 ballfields. Mayor Gray Leonhard stated no one will dictate those light poles don't have  
158 anything to do with this agreement. Kelsey from the Little league started again at 80,000,  
159 divided by 10 is 8000 a year. We are going to do some work in August and general  
160 maintenance painting, fence cleaning the bleachers etc... Kelsey states they have paid for  
161 repair to concession stands, and sod grass for field and part of the irrigation. Councilmember  
162 Linnie Richardson said we have paid 3,000 in irrigation, public works hourly rate to mow and  
163 drag the field and 300 + on energy a month. Kelsey responded with anyone can turn the  
164 lights on. Mayor Gray told her that you know that no one is turning those lights on but little  
165 league. Vice Mayor Greenlund said that we what to continue to have the kids play at the park  
166 ballfields, but we are not too happy about anonymous donors. Kelsey asks if they can do a  
167 workshop with the donors and Councilmember Linnie Richardson says workshops cost  
168 money and we have spent a lot of time and money on this subject. Councilmember Linnie  
169 Richardson states that these donors don't have a dog in the bag. Discussion Continues.  
170 Councilmember Jimmy Anderson states the town will always support the kids. Vice Mayor  
171 Greenlund tells them you aren't arguing for the kids, you're arguing for the donors. Town  
172 Attorney Scott Simpson states that donations should be to the Town of Pierson and not little  
173 leagues, those are the town's ballfields not little leagues. Councilmember Linnie Richardson  
174 says that we have agreements with the Saddle Club, and they will be using the park on some  
175 Saturdays. Town attorney brings up the agreement section where a site plan should be  
176 presented and little league removed it. Discussion continues. Councilmember Linnie  
177 Richardson says we are dealing with the little league not your donors. Town Attorney says  
178 they should not be changing this agreement. Mayor Gray Leonhard states this agreement is  
179 with the town of Pierson and the little league not your donors. We do not care about the donor  
180 involvement. Council member Linnie Richardson states this is the town's contract, and you  
181 can take it or leave it. Discussion continues. Mayor Gray Leonhard says we will not have  
182 mysterious donors tell us what we can and cannot do with our own park. Kelsey says donors  
183 are concerned with the lights for little league, Mayor Leonhard states the lights are for Town  
184 of Pierson Ballfields. Resident Paul George states does it have to have lights, I would cut them  
185 down and games would have to be played during the day and problem solved. Vice Mayor

Greenlund stated that if donors have a problem, they can come to talk to him. Council member Linnie Richardson says they agree to our agreement or pound sand. We need to add a few changes to the agreement discussed today and add Saddle Club and Rodeo dates and that's that. Discussion Continues. Town Attorney Scott Simpson stated we will have the right to terminate at any time. Council member Linnie Richardson states that original verbiage must stay. The Town Attorney also states that the part removed where you are liable for any parents or event goes at your event. Kelsey states we can't be responsible for what a parent does, and Town Attorney states it is your event, and you are responsible. Mayor Gray Leonhard states if they have a lot of fights, then you may need to hire an off-duty deputy. Kelsey states that they need to be able to call 911. Town attorney Scott Simpson goes back to agreement and section with warranties. He asked why it was removed and Kelsey stated they have no warranties for the poles and lights are still in discussion and if we did get the light we would transfer warranty to the town. Discussion continues. Council member Linnie Richardson says they should get permits for all this work like electricity. Mayor Gray Leonhard says that it all must be done properly and by the rules. Town attorney Scott Simpson states that he will be out of town July 21<sup>st</sup> -August 1, 2025, he will be available by phone and email and if they want to call him in to a meeting they can by phone. The town clerk can get you, my email address. Council member Linnie Richardson states that we must stick with the original agreement written by our Town Attorney. Discussion continues. Mayor Gray Leonhard States that in agreement that says 10 days needs to be changed to 30 days. All agree. Kelsey states that the insurance they have is for all seasons. Mayor Gray Leonhard states that #22 needs to remain, if everything is running smoothly. The Town Attorney states he doesn't have a problem changing the verbiage. Mayor Gray Leonhard says we need to cover our basis. Katie states that we have a code of conduct that we give them and a list of repercussions. Town Attorney Scott Simpson so you have enforcement, and Katie says yes, the empire will throw them out. Kelsey states that Sunday they will be having evaluations. Mayor Gray Leonhard says we need Public Works to put up the barricades by the well entrance and little league needs to put up do not enter signs during games. Council Member Linnie Richardson states again that we will use original contract from the town and they can take it or leave it. The little league discussion ends.

## **7. OTHER BUSINESS (Mayor, Council and staff reports)**

The mayor stated he had no updates, Vice Mayor stated he had no updates. Councilmember Jimmy Anderson Stated that the tree at Underhill's finally fell, and it was not hanging over the road anymore. Council member Linnie Richardson asked if Charlie Suber had gotten back to us on the trees. Town Clerk Yvonne Braddock responded he would send someone out but has not responded back to her yet. Council member Linnie Richardson brought up the airport and the 3 planes that Mr. Howell has out there and asks for this to be an emergency item his two weeks are up tomorrow. Mayor Gray Leonhard asked if Olin Cannon has called up here yet. Town Clerk stated no. Mayor Gray Leonhard stated that the fuselage on plane is broke and it needs repaired and the last plane cannot be taken apart. Councilmember Linnie Richardson stated that we need to address this, Olan doesn't own the plane and it's not his responsibility. What are we going to charge them. Town attorney Scott Simpson stated let's call it a fee, a storage fee fine. Council member Linnie Richardson stated that the guy that talked to Louis asked him to put it under the carport over there because of the weather. Mayor

233 Gray Leonhard states that the plane hasn't flown in years if ever. Vice Mayor Greenlund  
234 suggest 2 times the tie down fee. Mayor Gray Leonhard agrees. Town Clerk Yvonne Braddock  
235 asks, so are we starting this cycle over with the plane at the airport and receiving no response.  
236 The mayor asks Town Planner if he has any updates and Mark Karet stated that he will be  
237 here Thursday to discuss future land uses with residents scheduled to see him. The mayor asks  
238 the town staff if they have anything and Town Clerk Yvonne Braddock states nothing  
239 currently.

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

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243 Resident Lester Pulley stated they will not have a traffic safety team meeting it was cancelled  
244 and spoke with the pastor at his church, and they are very interested in participating in the  
245 town Christmas event.

246

247 Council member Jimmy Anderson stated he forgot to mention the burning at the dump and  
248 that the backhoe needs to stay at dump until the burning is done and that we used to have two  
249 public works employees present at the burn and the council stated it only must be one now.

250

251 The mayor read off next meetings and the events for the town of Pierson.

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253 **Hearing no further business, the meeting adjourned at 8:47 P.M.**

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257 Minutes prepared by:

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Yvonne Braddock, Town Clerk

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Minutes approved by:

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Gray Leonhard, Mayor