



# TOWN COUNCIL REGULAR MEETING MINUTES

**TUESDAY, AUGUST 27, 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 6:32 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 Linnie Richardson  
Councilmember Brandy Peterson

Also present were Deputy Clerk Ryan Smith, Town Attorney Christian Waugh, Town Planner Mark Karet, and a deputy from Volusia Sheriff's Office. Councilmember Sergia Cardenas was absent.

## **3. Invocation and Pledge of Allegiance**

Mayor Bennett invited Pastor Stan Wickett from Ebenezer Lutheran Church to give the invocation. After the invocation, Pastor Wickett said that Ebenezer Lutheran Church was celebrating its 140-year anniversary and invited the community to attend a celebration on October 12, 2024. The invocation was followed by the Pledge of Allegiance.

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

- a. Regular Meeting August 13, 2024

Mayor Bennett 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 Councilmember Brandy Peterson. All agreed; motion carries.**

## **5. NEW BUSINESS**

- a. Taylor Middle-High School Homecoming Parade date and time change discussion and action – Jessica Bell, Taylor Middle-High School Activities Director

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Taylor Middle-High School Activities Director Jessica Bell informed the Council that the school would change the date and time of the annual homecoming parade per the request of multiple alumni. Ms. Bell stated that the parade would now be held on Friday, November 1, 2024 at 1:30 PM. Ms. Bell said that the road closures and detours would remain the same, but the route would slightly change to include Blake St and Fern St. Mayor Bennett said he felt there would be greater participation by moving the parade back to Friday.

**Councilmember Linnie Richardson made the motion to approve the road detours on Friday, November 1, 2024; seconded by Vice Mayor Robert Greenlund. All agreed; motion carries.**

Town Attorney Christian Waugh read the text of Ordinance 2024-14.

b. Traffic flow at schools – Linnie R. Richardson - Councilwoman

Councilmember Linnie Richardson stated that she had received multiple complaints since the start of the school year regarding the traffic in front of the high school. Councilmember Richardson visited the school to review the situation and said vehicles were parking along the sides of the road and sidewalks. Councilmember Richardson suggested meeting with the Volusia County School Board to discuss the issue.

Councilmember Brandy Richardson suggested re-configuring the bus loop to accommodate more traffic. Jessica Bell stated that the decision was made at the district level and strongly encouraged citizens to call and complain to the district. Ms. Bell said that they had received multiple complaints at the school but that the decision was out of their control.

Councilmember Linnie Richardson stated that the Town’s sidewalks would be destroyed if the situation was not resolved. Mayor Bennett stated that both he and Town Attorney Christian Waugh would contact the district. Vice Mayor Greenlund said he felt that changing the bus loop would help resolve the traffic issue.

c. Ordinance 2024-14 – Second Reading

Mayor Bennett stated that a Public Hearing had been held on the first reading of Ordinance 2024-14. Mayor Bennett asked Town Attorney Christian Waugh to read the title of the Ordinance. Mayor Bennett noted that this had been recommended for approval by the Planning & Zoning Commission.

**Vice Mayor Robert Greenlund made the motion to approve Ordinance 2024-14 on its second and final reading; seconded by Councilmember Linnie Richardson. Motion carries on a roll call vote 4-0.**

d. Palmetto Oaks subdivision preliminary and final plat approval – 705 N. County Road 3 (Volusia Avenue) – Town Planner Mark Karet

93 Town Planner Mark Karet summarized the Palmetto Oaks PUD agreement for a subdivision  
94 of four, 1-acre lots. Mr. Karet stated that the plat before Council had been prepared by Efir  
95 Surveying and reviewed by a second surveyor per state law. Mr. Karet said the plat had also  
96 been reviewed by the Town Attorney, engineers at Zev Cohen & Associates, and the Planning  
97 & Zoning Commission recommended approval.

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99 **Vice Mayor Robert Greenlund made the motion to approve the preliminary and final**  
100 **plat for Palmetto Oaks subdivision; seconded by Councilmember Brandy Peterson. All**  
101 **agreed; motion carries.**

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103 e. Surety Bank CD discussion and action – Mayor Samuel G.S. Bennett

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105 Mayor Bennett said he met with Jim Ashby of Weston & Gregory and discussed moving funds  
106 from the General Fund into CDs. Mayor Bennett suggested to the board that \$600,000.00 be  
107 moved into 6-month CDs to earn interest as additional income. Councilmember Linnie  
108 Richardson asked Deputy Clerk Ryan Smith if \$600,000.00 would be a feasible amount based  
109 on several large upcoming expenditures such as the North Road culvert repair. Deputy Clerk  
110 Ryan Smith said he did not foresee an issue given the relatively short timeframe of the 6-  
111 month CD.

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113 Councilmember Brandy Peterson asked if the Town should shop rates at multiple banks.  
114 Mayor Bennett suggested making a motion to open CDs at Surety Bank if the rates are  
115 competitive.

116

117 **Vice Mayor Robert Greenlund made the motion to place \$600,000.00 in CDs with a**  
118 **financial institution offering the highest available yield, giving first option to Surety**  
119 **Bank; seconded by Councilmember Linnie Richardson. All agreed; motion carries.**

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121 f. Use of Town Center fence for scarecrow contest – Debby Sommer

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123 Town Clerk Yvonne Braddock received an email from Debby Sommer requesting the use of  
124 the Town Center fence for the annual scarecrow contest.

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126 **Vice Mayor Robert Greenlund made the motion to approve Debby Sommer’s request**  
127 **for the use of the Town Center fence for the scarecrow contest; seconded by**  
128 **Councilmember Brandy Peterson. All agreed; motion carries.**

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130 g. DeLeon Springs Community Center Association’s Autumn in the Oaks Festival  
131 donation discussion and action – Mayor Samuel G.S. Bennett

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133 DeLeon Springs Community Center Association sent a letter soliciting donations for its  
134 annual Autumn in the Oaks Festival. Mayor Bennett stated that the association had supported  
135 the Town’s 4<sup>th</sup> of July event in the past. Councilmember Linnie Richardson asked how much  
136 the association typically donated for the 4<sup>th</sup> of July. Town Clerk Yvonne Braddock stated that  
137 it was \$100.00.

138

139 **Councilmember Linnie Richardson made the motion to make a donation to DeLeon**  
140 **Springs Community Center Association’s Autumn in the Oaks Festival in the amount of**  
141 **\$100.00; seconded by Vice Mayor Robert Greenlund. All agreed; motion carries.**  
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143 h. Financing and Line of Credit Options – Linnie R. Richardson – Councilwoman  
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145 Councilmember Linnie Richardson stated that she would like to look into financing options  
146 for upcoming capital projects. Town Attorney Christian Waugh provided information on ways  
147 in which counties and municipalities financed capital projects. Mr. Waugh spoke about three  
148 types of financing:  
149

- 150 • General Obligation Bonds are payable from ad valorem taxes, mature more than 12  
151 months after the fact, can only be used for capital projects, cannot be paid from general  
152 operating funds, and usually must be approved by a referendum. The Town would be  
153 pledging its taxing power to ensure that bonds were repaid.  
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- 155 • Revenue Bonds involve the Town pledging a specific source of revenue such as water  
156 income rather than pledging ad valorem taxing power. Revenue Bonds do not require  
157 a referendum.  
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- 159 • Special Assessments can be used if certain projects benefit only a certain subset of  
160 residents within the Town.  
161

162 Deputy Clerk Ryan Smith asked if there was any reason why the Town could not look into  
163 more traditional types of financing such as lines of credit. Mr. Waugh said that was option.  
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165 Councilmember Linnie Richardson asked if the Deputy Clerk should explore financing  
166 options; the Council agreed.  
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168 i. Lions Club Rodeo rental – Linnie R. Richardson – Councilwoman  
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170 Councilmember Linnie Richardson explained that the Lions Club purchases a Special Event  
171 Permit for \$500.00 each year for the rodeo, but she thought this amount should increase due  
172 to the Town’s expenses associated with the rodeo grounds. Attorney Christian Waugh said  
173 that the prices should be raised for everyone, or based on standards such as the number of  
174 attendees.  
175

176 Councilwoman Brandy Peterson stated that the Town put a lot of work into fixing the arena,  
177 including fencing, bleachers, and electrical. Councilwoman Linnie Richardson said that the  
178 Lions Club does not donate time during the year to help maintain the rodeo grounds.  
179 Councilmember Richardson stated she thought the Lions Club could pay at least \$500.00 per  
180 night.  
181

182 Resident Denise Colflesh asked if the Pierson Saddle Club was paying the same amount. The  
183 Council clarified that the Pierson Saddle Club had a written agreement with the Town. Deputy  
184 Clerk Ryan Smith said that Special Event permits were based on the number of attendees and  
185 Pierson Lions Club did not meet that requirement.

186 Pierson Lions Club Director Lamar Dixon stated that nearly all of the infrastructure at the  
187 rodeo grounds had been installed and paid for by Pierson Lions Club when it was built. Mr.  
188 Dixon said that the Pierson Lions Club originally had a contract with the Town for the use of  
189 the grounds and paid for all maintenance, but the Town decided it wanted to control the rodeo  
190 grounds and chose not to renew the agreement.

191

192 The Council discussed the various non-profit organizations who utilize the rodeo grounds and  
193 park facilities.

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195 **Councilmember Linnie Richardson made the motion to charge \$500.00 per night for the**  
196 **rodeo event.**

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198 Councilmember Brandy Peterson suggested revisiting the increase after the rodeo in  
199 September. Town Attorney Christian Waugh and Town Clerk Yvonne Braddock said that the  
200 cost increase should be for the Special Event permit rather than the rodeo specifically.

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202 **Councilmember Linnie Richardson withdrew her previous motion, and made a new**  
203 **motion to revise the pricing of the Special Event permit for next year; seconded by**  
204 **Councilmember Brandy Peterson. All agreed; motion carries.**

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206 j. Interlocal Agreement Regarding Transportation Impact Coordination Between  
207 the County of Volusia and Town of Pierson – George Recktenwald, County  
208 Manager

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210 Town Clerk Yvonne Braddock received an interlocal agreement from Volusia County  
211 regarding the collection of impact fees. Ms. Braddock explained that, historically, impact fees  
212 were paid directly to Volusia County. Town Attorney Christian Waugh said a new state law  
213 requires the Town to decide between collecting the fees in-house or signing an agreement to  
214 allow Volusia County to continue collecting the fees. The impact fees are for state and county  
215 roads, and the Town does not benefit financially from collecting the fees. Mayor Bennett  
216 stated that it would only add more work to the Clerk's office but offer no benefit to the Town.

217

218 **Vice Mayor Robert Greenlund made the motion to approve the Interlocal Agreement**  
219 **Regarding Transportation Impact Coordination Between the County of Volusia and**  
220 **Town of Pierson; seconded by Councilmember Linnie Richardson. All agreed; motion**  
221 **carries.**

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223 k. Procedures for collecting permit and Planning & Zoning fees discussion and  
224 action – Linnie R. Richardson – Councilwoman

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226 Councilmember Linnie Richardson spoke with Deputy Clerk Ryan Smith regarding the  
227 collection of fees for permits, planning and zoning services, and attorney services from  
228 residents who were making applications and utilizing those services. Deputy Clerk Ryan  
229 Smith explained that those charges were currently not being collected from residents. Mr.  
230 Smith stated that the Town collected \$10,000.00 in permitting fees but paid out \$30,000.00  
231 to Universal Engineering for the actual services. Town Planner Mark Karet explained that  
232 other municipalities made money on permitting fees and building services.

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Town Attorney Christian Waugh said most municipalities have Ordinances or Resolutions which explained how the costs of services are passed on to residents. Mr. Karet stated that all residents who make application for planning services sign a document agreeing to pay for any fees associated with the service. Mr. Waugh said the Town would need to establish a policy by Resolution. Mayor Bennett asked if Mr. Waugh, Mr. Karet, and the Deputy Clerk would put together a Resolution for the Council to consider.

l. Annual insurance package renewal discussion and action – Mayor Samuel G.S. Bennett

Mayor Bennett stated that the insurance package amount had decreased from the previous year due to the sale of the Surety Bank building. The current renewal amount for 2024 – 2025 is \$105,520.00.

**Councilmember Linnie Richardson made the motion to approve the insurance renewal for \$105,520.00; seconded by Councilmember Brandy Peterson. All agreed; motion carries.**

m. Water quality at Denise Colflesh’s residence – Vice Mayor Robert Greenlund

Vice Mayor Greenlund spoke last week with resident Denise Colflesh regarding ongoing water quality issues at her residence. Vice Mayor Greenlund acknowledged that the issues were likely due to repairs and maintenance at the water tower. Ms. Colflesh stated that currently the issues have resolved.

Mayor Bennett stated that water tests results from the water tower were received earlier in the day by the Town and the tower would be put back into service by Public Works in the morning. The Mayor clarified that the new mixer had been installed but was not yet in service.

n. Updates by Mayor Samuel G.S. Bennett

Mayor Bennett noted that there had been a lot of activity at the new library location at Pierson Town Center. Mayor Bennett stated that Volusia County had made a \$450,000.00 expenditure to renovate the library, including all new HVAC, cabinetry, and skylights. Mayor Bennett said the library would be a benefit to the Town.

Mayor Bennett said that the Clerk’s office had been in contact with D.O.T. regarding the collapsed culvert at US Highway 17 and Palmetto Avenue, and the repair had finally been made after several months of waiting.

Mayor Bennett spoke about the status of the new water wells which are still undergoing testing, as well as a repair on the damaged water line on Pecan Street.

Mayor Bennett asked for an update regarding the surveying of the canal on Hagstrom Road. Deputy Clerk Ryan Smith stated that he had contacted Larry Efird of Efird Surveying. Efird said that the surveying would hopefully be finished within two weeks.

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o. Updates on Town Projects from Town Attorney Christian Waugh

Town Attorney Christian Waugh did not have any updates.

p. Updates on Town Projects from Town Planner Mark Karet

Town Planner Mark Karet said that the RFP for a water operator had been put out to bid with a pre-bid meeting scheduled on Monday, September 9, 2024 at 1:30 PM.

Mr. Karet said that closeout documents were being prepared for the new water wells.

Mr. Karet will be available at the Town Center on September 5, 2024 to meet with residents regarding their land use and zoning questions.

Mr. Karet is working on a draft for changes to the Town’s tree protection standards to bring them up to minimum standards, which will go before the next Planning & Zoning Commission meeting.

Mayor Bennett asked for an update regarding the repairs to the culvert on North Road. Councilmember Linnie Richardson stated that Volusia County was up to 8 weeks out.

**6. OLD BUSINESS**

There was none at this time.

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

Vice Mayor Robert Greenlund said that Public Works needed to fill multiple potholes in town with asphalt millings.

Councilmember Linnie Richardson said that the crosswalks at the high school are not visible and need to be re-painted. Councilmember Richardson said she would have Public Works address this.

Councilmember Brandy Peterson provided a Little League update and said that Public Works foreman Louis Longo repaired a board on the main field that had rotted. Public Works also sprayed for wasps after a child was stung. Councilmember Peterson inquired about the status of the interlocal agreement of the ball field maintenance contract with Volusia County. Mayor Bennett stated that he had a meeting with Volusia County next week to discuss the contract. Mayor Bennett said he hoped the County would include more in the contract because the Town is providing a service to Pierson and many neighboring unincorporated communities.

Mayor Bennett said Vice Mayor Greenlund and the Clerk’s office had prepared a letter of congratulations to the Mayor of Lake Mary for the Lake Mary Little League team’s World Series win.

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

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329 Resident Rick Davis said that there are multiple six-to-eight feet diameter brown spots around  
330 fire hydrants due to herbicide being sprayed by Public Works. Mr. Davis stated that spraying  
331 an area this large was not necessary. Mayor Bennett said that it would be addressed with  
332 Public Works and agreed that an area that large was going a bit overboard.

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334 **9. ADJOURNED**

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336 **Hearing no further business, meeting adjourned at 8:18 PM.**

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338 Minutes prepared by:

Minutes approved by:

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Ryan Smith, Deputy Town Clerk

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Samuel G.S. Bennett, Mayor