



TOWN COUNCIL MEETING MINUTES

**TUESDAY, DECEMBER 16 – 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 December 2, 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 Council Member Brandy Peterson. All agreed, motion carries.

5. NEW BUSINESS

a. Community Traffic Safety Team Meeting Updates- Lester Pulley

Lester Pulley started off with school zones and speeding is still an issue and needs more crossing guards. Sun rail is doing great and added another train. They will not have a meeting next month. Steven Harris is taking applications until January 14, 2026. Discussion ensued and Town

Planner Mark Karet stated it's the TPO and you must put up 10%. They are pushing for a dry sober for the Holidays. Lake Helen has put up school zone cameras and they are working 24 hours a day. They also work when school is not in session and lights are not flashing.

b. Office Space Proposal – Jose Tejada, Recursos Unidos LLC

Deputy Clerk Ryan Smith states that he is not present and that he has been working from home looking for a small room to rent, he gives a little history of his jobs and how he helps people navigate the healthcare system. He is currently doing this from his home but is looking to set up an office to use. He will paint and floor it, but his payment would be low since he is just starting out. We need to put stipulations in about color and flooring. It does need a mini split but with his payments it would pay for half the mini split and if it doesn't work out it's painted and has new flooring, and half the mini split is paid for. The room is just sitting there, and we still pay for electricity. Mayor Gray Leonhard asks if A/C is working? It's the one that was leaking and we shut it off but can have Heritage come check it out. Council Member Brandy Peterson states it's the Christmas room. Council member Brandy Peterson starts off with how they have discussed prior to having a conference room and he can go in that direction and rent as needed. Deputy clerk Ryan Smith states that's a possibility. Vice Mayor Greenlund asked what needs to be done in that room. Flooring it is nasty and re-painted. Mayor Gray Leonhard thinks if he is wanting a lease he wants 12 months the conference room will not work.

Mayor Gray Leonhard asked the audience if they had anything that they wanted to say. Mayor Gray Leonhard said he would entertain a motion.

Vice Mayor Robert Greenlund made a motion to approve after he meets with staff and brings back for approval and he has liability insurance: seconded by Councilmember Linnie Richardson. All agreed, motion carries.

c. Resolution 2025-21 Housing studies annual report

Town Attorney Scott Simpson reads the resolution and states that it was discussed at last meeting, can not allow tax exemption for affordable housing. The Shimberg report has not come out yet. This would be an annual thing that comes every December. Deputy Clerk Ryan Smith was asked if this is County wide. Discussion ensued, Vice Mayor Robert Greenlund stated we don't have affordable housing. Deputy Clerk Ryan Smith asked what ramifications are there if we don't adopt it. Town Attorney Scott Simpson explains it to council. Town Planner Mark Karet states there is not a lot of pressure here in Pierson this is just to eliminate the pressure.

Mayor Gray Leonhard asked the audience if they had anything that they wanted to say. Mayor Gray Leonhard said he would entertain a motion.

Council Member Linnie Richardson made a motion to approve Resolution 2025-21: seconded by Council member Jimmy Anderson. All agreed, roll call vote taken, motion carries.

d. RVs on residential properties – Councilmember Linnie R. Richardson

I was recently approached by a citizen that has same concerns as other residents about RV'S being parked on residents' property and people living in them. The person that approached me said that on Echo Street there are approximately 5 to 6 RVs on a resident's property. Town attorney Scott Simpson asked if this is on property with a residential home or on vacant land. Council explained this is where there is a residential home already. Councilmember Richardson states she hates to do it, but they worked on this in planning and zoning. She asked Town Attorney if this should go back to planning and zoning and he said this is a land development regulation and should be brought to planning board. I would defer to Town Planner Mark Karet about how we would like to handle it. Mayor Gray Leonhard asks Town Planner how he would like to handle this, and town planner states we will dust off prior recommendations and if you recall we discussed if a relative was coming for a holiday you could get a permit. Councilmember Linnie Richardson said that Satellite Beach had an issue with projection lights, and they accepted an anonymous complaint, is that not illegal. Town Attorney Scott Simpson responds for code enforcement yes, it is the law changed a few years back. You can take it on regulations anonymously but not code enforcement. Discussion ensued and Councilmember Richardson thanked them for answering her questions.

e. Purchasing Ordinance for Council expenditures- Councilmember Linnie R. Richardson

Councilmember Linnie Richardson stated at this time we do not have a purchasing ordinance for council expenditures. I have been told historically that council can spend up to \$500.00 on an issue, but there is nothing in writing and I would like to see that handled a little better. How would we do that? Town Attorney Scott Simpson stated you would do it through an ordinance. He goes on to say that you should have a purchasing ordinance about how the city uses this money that is budgeted. I would suggest that a purchasing ordinance and what you stated would be included in that ordinance. Discussion ensued. Deputy clerk Ryan Smith asked if a preferred vendors list would be incorporated in that ordinance. Town Attorney Scott Simpson said that I have never seen that because then how would you get on the list and then get off it. Town Planner Mark Karet stated that cities do have rotating contracts for lawn care or towing and other things. Town Attorney Scott Simpson states that when he started here that was a concern for him, you should have a written procedure for this. Deputy Clerk Ryan Smith states we need to start putting these procedures in writing. Vice Mayor Robert F. Greenlund states this is just how it's always been done since he has been on council. Discussion ensued. Mayor Gray Leonhard says that's how we have been doing it, but it needs to be in writing. Vice mayor Greenlund says we

just don't need to make it complicated. All agreed. Deputy Clerk Ryan Smith states everything is online and keywords are searchable so that in future if we are not here new staff will be able to search for it. We had to search for paper records of ordinance prior to this. Councilmember Linnie Richardson stated we can just work with staff to create an ordinance. Town Attorney Scott Simpson stated that staff can use Municode to pull up other cities purchasing ordinances and they are all similar other than bigger cities have bigger amounts.

f. Modified office hours for holidays – Mayor Gray Leonhard

Mayor Gray Leonhard stated his recommendation would be that on 12 noon on New Years Eve we close the office and Councilmember Brandy Peterson states and Christmas Eve. Mayor Gray Leonhard continues with and would be closed for the next 2 days and reopen on Monday. Basically, it will be closed for 4 and half days. Discussion ensued. Is everyone in agreement, all agreed.

6. OTHER BUSINESS (Mayor, Council and Staff Reports)

Only thing concerning me is the wastewater treatment and CSX facility encroachment agreement and railroad protective liability insurance we will be required to get. Town Planner Mark Karet stated yes, he saw it and forwarded it to Scott Simpson. Town Planner Mark Karet continues with zooming out to the bigger picture 2 components treatment plant and collection system state has tentatively approved the move and they want a feasibility report and fiscal plan. The other is the collection system and this is what this is about they have delivered the 100% completion design to Zev Cohen, and we have made comments and sent them back. We need to have permits in hand for any crossings over railroad. Mayor Gray Leonhard states that's what the encroachment agreement is for. Discussion ensued about annual charges. Town Planner stated he just received it today. Deputy Clerk Ryan Smith stated he contacted our insurance company, and they will have to write a separate policy for this since it's not included in the current one. Discussion ensued. Vice Mayor Robert Greenlund stated he received the quote from Billy Schmidt for 2500.00 Discussion ensued. Mayor Gray Leonhard asked if it included rebar because Billy Rodriguez quote includes rebar, Vice Mayor stated he brought that up to Billy but not sure if that is included. Vice Mayor stated he will find out, and we can decide at the next meeting.

Councilmember Jimmy Anderson brought up the signs at Pierson Discount beverage blocking your vision when you are trying to pull out on that right of way. Discussion ensued.

Councilmember Brandy Peterson stated we should contact DOT. Resident Lester Pulley stated they could fill out the form included in their packets. Mayor Suggests he make the sign smaller. Deputy Clerk stated he also added those flags which impedes your view. Discussion ensued.

Councilmember Linnie Richardson stated public works projects in the winter we have discussed in past and the main shut offs for the water system and a broken water main can happen at any time so I would like public works to locate and exercise these shut off valves. Council member

Jimmy Anderson stated that the more you work the valves the more will break when they are old. Town Planner Mark Karet if you don't exercise them, they will break. The system has been here for a long time. Vice Mayor stated the need to be worked. Town Planner stated it should have been done monthly, but Jimmy is right if it hasn't been done for a long time and if you try to exercise it, they will break because they are seized up so at that point leave it alone. Town Planner stated that they should identify them all still and which ones are seized up. Then replace the ones that don't work. Councilmember Brandy Peterson stated she wanted to thank everyone for their help with the Christmas celebration and Merry Christmas. Mayor Gray Leonhard thanked Brandy Peterson and Public Works for all their hard work, and we had a tremendous turn out and Kelly and Robin did the letters to Santa, and they had 80 letters to Santa Clause. All the vendors did good, Deputy Clerk Ryan Smith said his mom's client was a vendor and it was amazing. Councilmember Linnie Richardson said, "I have one more thing I want to thank Mark at Zev Cohen for your generosity for our Christmas dinner. Town attorney Scott Simpson wished everyone a Merry Christmas and a Happy New Year. Town Planner Mark Karet I will be here Thursday last time for the year and Merry Christmas and Happy New Year. Mayor asked staff if they had anything and Deputy Clerk Ryan Smith brought up RFP for solid waste and that he contacted Volusia County about piggybacking their solid waste contract and that its up to the hauler so I contacted them and I received an email back that yes as long as we agree to contract with county and follow there terms and agreements. They are already here and they do a good job. Mayor asks audience if they have anything and if Sheriff office had anything and they wished everyone a Merry Christmas.

Mayor Gray Leonhard no further business meeting adjourned at 7:40 P.M.

Minutes prepared by:

Yvonne Braddock, Town Clerk

Minutes approved by:

Gray Leonhard, Mayor