



THE STATE OF TEXAS §
COUNTY OF FANNIN §

September 30th, 2021

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas held in the Council Chambers of City Hall on September 30th, 2021, a Public Hearing and Special Meeting at 6:30 P.M.

Members Present: Mayor Michael Pye, Mayor Pro Tem Noel Nixon, Council members Garry Doyle, Billy Wayne Martin, and Debra Wilcox.

Staff present: Melissa Verde, Kim Davis, Public Works Director Woody Patrick, Officer Blankenship

Guests Present: Rodger Alexander, Peyton Webster, Al Stephens, Margy S. Hall

MINUTES OF THE SPECIAL SESSION

1. Invocation, Pledges of Allegiance to the United States and Texas Flags, Call to Order, Proof of posting of Notice of Meeting, Verification of Quorum

Mayor Pye called to reopen the meeting from Wednesday, September 29, 2021, at 6:35 P.M.

Tax & Budget Public Hearing, Continued

No speakers on the Proposed 2021 Tax Rate or Proposed 2021-22 Fiscal Year Budget. Mayor Pro Tem Nixon motioned to close the Tax & Budget Public Hearing. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

Planning and Zoning Public Hearing, Continued

No speakers on the rezoning of 608 E Houston or 920 Palamino Drive. Councilmember Martin motioned to close the Planning and Zoning Public Hearing. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – all were in favor and the motion carried.

Mayor Pro Tem Nixon motioned to adjourn the meeting from Wednesday, September 29, 2021. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

Mayor Pye called the September 30, 2021, meeting to order.

2. Discussion and possible action on: Adopt Proposed 2021 Tax Rate \$0.601315/\$100

- a) Debt Rate \$0.122392/\$100
- b) M&O (adjusted for unused increment rate) \$0.478923/\$100

Councilmember Wilcox motioned that the property tax rate be increased by the adoption of a tax rate of \$0.601315 which is effectively a 1.6 percent increase in the tax rate. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – all were in favor and the motion carried.

3. Discussion and possible action on: Adopt Tax Rate Ordinance 09302021-1

Mayor Pro Tem Nixon motioned that we adopt Ordinance 09302021-1 setting the debt rate at \$0.122392/\$100 and \$0.478923/\$100 for the maintenance and operations. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

4. Discussion and possible action on: Adopt Proposed 2021-2022 Fiscal Year Budget

Councilmember Martin motioned that we adopt the 2021-2022 Fiscal Year Budget as proposed. This budget will raise more taxes for M&O than last year's budget. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

5. Discussion and possible action on: Adopt Fiscal Budget Ordinance 09302021-2

Mayor Pro Tem Nixon motioned that we adopt the Ordinance 09302021-2 setting next year's budget. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

6. Discussion and possible action on: Rezoning property commonly known as 608 E Houston Street, Leonard, Texas - from Duplex (TF) to Multifamily (MF). Property ID 89347, Legal Description: Davis Addition, Block 3, Lot 8)

Councilmember Martin motioned to rezone from Duplex to Multifamily. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – All were in favor and the motion carried.

7. Discussion and possible action on: Rezoning property commonly known as 920 Palamino Drive, Leonard, Texas – from Commercial District – General (C-2) / Single Family Residential District – Estate (SF-E) to Planned Development District (PD).

-Tract 1 – Commercial Tract: Being 5.350 acres of land located in the Martin Moore survey, abstract number 783, being a portion of the McCord Spendthrift trust called 29.139-acre

tract as described in volume 1039, page 539, deed records, Fannin County, Texas (D.R.F.C.T.), and

- Tract 2 – Residential Tract: Being 12.298 acres of land located in the Martin Moore Survey, abstract number 783 and the Martin Moore Survey, abstract number 785, being a portion of the McCord Spendthrift trust called 29.139 acre tract as described in volume 1039, page 539, deed records, Fannin County, Texas (D.R.F.C.T.)

Councilmember Wilcox motioned to rezone as requested. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – 3 for and 1 abstain. Motion carried.

- 8. Discuss, Consider, and take action on** selection of a Bond Counsel Consultant for the 2022 Texas Water Development Board State Revolving Fund projects.

Mayor Pro Tem Nixon motioned to select McCall as Bond Counsel Consultant for the 2022 Texas Water Development Board State Revolving Fund projects. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

- 9. Discuss, Consider, and take action on** selection of a Financial Advisor Consultant for the 2022 Texas Water Development Board State Revolving Fund projects.

Councilmember Martin motioned to select Hilltop as Financial Advisor Consultant for the 2022 Texas Water Development Board State Revolving Fund projects. Motioned failed for lack of a second. Mayor Pro Tem Nixon motioned to select Government Capital as Financial Advisor Consultant for the 2022 Texas Water Development Board State Revolving Fund projects. Second by Councilmember Wilcox. Mayor Pye called for a vote – 3 for and 1 against. Motion carried.

- 10. Discuss, Consider, and take action on** selection of an Engineering Consultant for the 2022 Texas Water Development Board Clean Water State Revolving Fund project/projects.

Councilmember Wilcox motioned to select Kimley Horn as Engineering Consultant for the 2022 Texas Water Development Board Clean Water State Revolving Fund project/projects. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – all were in favor and the motion carried.

- 11. Discuss, Consider, and take action on** selection of an Engineering Consultant for the 2022 Texas Water Development Board Drinking Water State Revolving Fund project/projects.

Mayor Pro Tem Nixon motioned to select Kimley Horn as Engineering Consultant for the 2022 Texas Water Development Board Drinking Water State Revolving Fund project/projects. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

- 12. Discuss, Consider, and take action on** submission of an intent to Apply Form for the FY 2022 CWSRF to the Texas Water Development Board.

Councilmember Wilcox motioned to submit intent to Apply Form for the FY 2022 CWSRF to the Texas Water Development Board. Second by Mayor Pro Tem Nixon. Mayor Pye called

for a vote – all were in favor and the motion carried.

13. Discussion and possible action on: Appoint Utility/Development Committee

Mayor Pro Tem Nixon motioned to table. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

14. Discussion and possible action on: Patterson Professional Services, LLC Proposal for repairing Westlake lift station.

Mayor Pro Tem Nixon motioned to contact Patterson Professional Services, LLC to repair the Westlake lift station. Second by Councilmember Doyle. Mayor Pye called for a vote – all were in favor and the motion carried.

15. Discussion and action on terminating Munson, Munson, Cardwell, Tillett & Brown, P.C. firm in its role as City Attorney.

Mayor Pro Tem Nixon motioned to send termination letter to Munson, Munson, Cardwell, Tillett & Brown, P.C. firm in its role as City Attorney and thank them for their years of service but the city is going in a different direction at this time. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

16. Discussion and possible action on: Pay employees Covid sick time from CARES fund.

Mayor Pro Tem Nixon motioned to table so more information can be gathered. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

17. Discussion and possible action: Apply CARES balance to 2020-2021 Fiscal Year Budget.

Mayor Pro Tem Nixon motioned to apply CARES balance to 2020-2021 Fiscal Year Budget. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

18. Discussion and possible action on: Approval of August 12th, 2021, Minutes.

Councilmember Wilcox motioned to approve the August 12th, 2021, Minutes. Second by Mayor Pro Tem Nixon. Mayor Pye called for a vote – all were in favor and the motion carried.

19. Discussion and possible action on: Approval of September 8th, 2021, Minutes.

Mayor Pro Tem Nixon motioned to approve the of September 8th, 2021, Minutes. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried.

20. Presentation by Leonard Community Development Corporation.

Rodger Alexander, outgoing LCDC President, presented information on completed projects, contributions to the city, increase in funds, and recommendations for reinstating/appointing seats.

21. Executive Session – under Texas Government Code Section 551.074 Personnel matters, deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- i. Reinstating/appointing seats on Leonard Community Development Corporation
- ii. City Secretary position
- iii. City Administrator Applications

Mayor Pro Tem Nixon motioned to go to executive session. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried at 7:40 P.M.

22. Reconvene into open session.

Open session reconvened at 8:53 P.M.

23. Discussion and possible action on matters discussed in executive session:

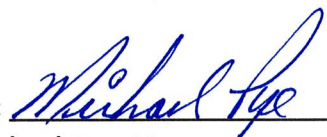
- i. Reinstating/appointing seats on Leonard Community Development Corporation
- ii. City Secretary position
- iii. City Administrator Applications

Councilmember Wilcox motioned to accept Leonard Community Development Corporation's recommendations on reinstating/appointing seats, table City Secretary position and posting at this time, and schedule interviews with the six finalists for City Administrator on October 6th and October 12th, 2021. Second by Councilmember Martin. Mayor Pye called for a vote – all were in favor and the motion carried.

24. Adjournment

Mayor Pro Tem Nixon motioned to adjourn. Second by Councilmember Wilcox. Mayor Pye called for a vote – all were in favor and the motion carried at 8:45 P.M.

THE CITY OF LEONARD, TEXAS

By: 
Michael Pye, Mayor

ATTEST:

By: 
Kim Davis, City Clerk