



NOTICE AND AGENDA OF REGULAR CITY COUNCIL MEETING

**CITY OF LEONARD, TEXAS
DECEMBER 13, 2022
6:30 PM
CITY HALL
111 W. COLLIN ST.
LEONARD, TEXAS 75452**

NOTICE IS HEREBY GIVEN in accordance with Texas Government Code, Chapter 551, that the city council of the city of Leonard, Texas will hold a regular meeting at the above named date, time, and location.

AGENDA

1. **Call Meeting to Order, Verification of Quorum**
2. **Invocation, Pledges of Allegiance to the United States and Texas Flags**
3. **Approval of November 8, 2022 & November 18, 2022 Minutes**
4. **Department Reports**
 - a. Police Department
 - b. Public Works
 - c. Administrative
 - d. Financial Report
5. **Open Forum:**

This portion of the agenda is the public's opportunity to address the Council about any item listed on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. Texas Government Code Sec. 551.007 (Texas Open Meetings Act 2020).
6. Conduct a public hearing regarding the rezoning of Property ID 90316 and 90319 Legal Description REECE ADDN, BLOCK 2, LOT 7-10, ACRES 0.6841 and BLOCK 3, LOT 3-10, ACRES 0.948, also known as E Austin, from MH-1 (Manufactured Home District) to SF-2 (Single Family Residential District-2).

7. Discussion and Action regarding the rezoning of Property ID 90316 and 90319 Legal Description REECE ADDN, BLOCK 2, LOT 7-10, ACRES 0.6841 and BLOCK 3, LOT 3-10, ACRES 0.948, also known as E Austin, from MH-1 (Manufactured Home District) to SF-2 (Single Family Residential District-2).
8. Conduct a Public Hearing for a Specific Use Permit to move a tiny home to Property ID 100773, Legal Description SUDDERTH ADDN 3, ACRES 1.127 also known as 200 S Westlake.
9. Discussion and Action regarding a Specific Use Permit to move a tiny home to Property ID 100773, Legal Description SUDDERTH ADDN 3, ACRES 1.127 also known as 200 S Westlake.
10. Conduct a Public Hearing for a Specific Use Permit for Pipe Sales & Supply at Property ID 80425 Legal Description A0781 M MOORE, ACRES 1.349, also known as 600 S Sycamore St. and Property ID 122588 Legal Description PARK ADDN, BLOCK 7, ACRES 4.001.
11. Discussion and Action regarding a Specific Use Permit for Pipe Sales & Supply at Property ID 80425 Legal Description A0781 M MOORE, ACRES 1.349, also known as 600 S Sycamore St. and Property ID 122588 Legal Description PARK ADDN, BLOCK 7, ACRES 4.001.
12. Conduct a Public Hearing regarding the rezoning of Property ID 90265, 90266, and 90267 Legal Description PARK ADDN, BLOCK 3, LOT 1-6, ACRES 0.9607, BLOCK 4, LOT 1-3, ACRES 0.4821, and BLOCK 4, LOT 4-6, ACRES 0.4821 from M-1 (Manufacturing/Industrial District-Light) to SF-1 (Single Family Residential District -1).
13. Discussion and Action regarding the rezoning of Property ID 90265, 90266, and 90267 Legal Description PARK ADDN, BLOCK 3, LOT 1-6, ACRES 0.9607, BLOCK 4, LOT 1-3, ACRES 0.4821, and BLOCK 4, LOT 4-6, ACRES 0.4821 from M-1 (Manufacturing/Industrial District-Light) to SF-1 (Single Family Residential District -1).
14. Conduct a Public Hearing regarding adopting an ordinance governing the allowance and location of carports in the city limits.
15. Consider and act on Ordinance 121322-1 governing the allowance and location of carports in the city limits by amending Section 25.1, "Accessory and Incidental Use Chart;" Section 26.7, "Accessory Uses;" Section 29.2, "Special Off-Street Parking Provisions – Residential Districts;" Section 30.2, "Area Regulations for Accessory Buildings or Structures in Residential and Apartment Districts;" Chapter 3, "Building Regulations;" and Appendix A, "Fee Schedule," including sections related to Building and Development Related Fees, and Building Permits.
16. Consider and act on Ordinance 121322-2 to provide for the registration and permitting of contractors and other businesses by amending Section 3.01.001, "Contractor's License and

Bond;” Section 3.03.075, “Contractor’s License and Bond;” Article 4.04, “Auto Salvage Dealers,” Division 2, “License;” Section 13.05.014, “License for Collection from Licensee’s Own Place of Business;” and Appendix A, “Fee Schedule,” including sections related to Building Contractor’s License, Electrician’s License, Auto Salvage License, and License for Collection of Solid Waste from Licensee’s Own Place of Business.

17. Consider and act on Ordinance 101122-3 ratifying water and sewer rates increases for 2022-2023 fiscal year, approved at a regular meeting on October 11, 2022; establishing new water and sewer base charges; and redefining tiers and setting consumption charges for each tier.
18. Discussion and possible action on needed repairs to well #2 provided by CCS Water Specialists, in the amount of \$157,252, and approving funding source.
19. Consider and act on Resolution R121322-1 approving application to TDHCA to participate in the HOME Investment Partnerships Program, committing general funds up to \$40,000 as cash reserve, approving no match contribution, and designating City Administrator George Evanko as the authorized representative in all matters related to the Home Program.
20. Discussion and possible action on selecting a professional administrative services provider for the Homeowner Rehabilitation Assistance Program through the HOME Investment Partnerships Program Fund from the Texas Department of Housing and Community Affairs (TDHCA).
21. Consider and act on Resolution 121322-2 approving the application of City of Leonard Police Department to the Office of the Governor’s grant program 4642001, titled Rifle Resistant Shield, agreeing to provide applicable matching funds, and designating Chief of Police as the authorized official for the fund.
22. Discussion and possible action on Resolution 121322-3 opening a money market account for water system improvement loan funds totaling \$1,710,000.
23. Discussion and possible action on Resolution 121322-4 establishing City of Leonard Water Conservation Program.

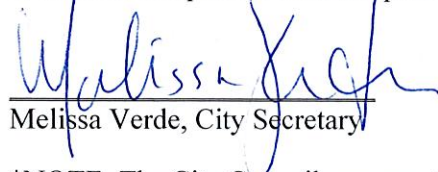
NOTICE OF EXECUTIVE SESSION

24. **In accordance with Texas Government Code, Chapter 551, the City Council will recess into Executive Session pursuant to the following sections:**
 - a. Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: Chief of Police.
 - i. Citizen complaint against an officer.

25. **Reconvene into open session.**
26. **Discussion and possible action on matters discussed in Executive Session.**
27. **Announcements**
28. **Adjournment**

This meeting is accessible to the disabled. Persons who plan to attend this meeting and who may require auxiliary aid or services are requested to call 903.587.3334 at least two working days before this meeting so appropriate arrangements can be made.

This is to certify that I, **Melissa Verde, City Secretary**, do hereby certify that a copy of this Agenda was posted on the bulletin board at City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofleonard.net before 5:30 P.M. on December 9, 2022 in compliance with Chapter 551, Texas Government Code.



Melissa Verde, City Secretary

*NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.