



CITY COUNCIL REGULAR MEETING MINUTES

November 14, 2023

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas, held a Regular Meeting in the Council Chambers of City Hall at 111 W Collin Street, Leonard, Texas, on October 10, 2023, at 6:30 P.M. in conjunction with the Leonard Community Development Corporation.

The meeting was broadcast live on the city's Facebook page. A video recording of the meeting is available to members of the public at <https://www.facebook.com/CityofLeonard>.

Members Present: Mayor Michael Pye, Mayor Pro Tem Noel Nixon, Councilmembers Billy Wayne Martin, Leonard Phillips, Al Stephens, and Peyton Webster.

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Court Clerk Kim Davis, Public Works Director Woody Patrick, and Police Chief Brian Meserole.

Also Present: Also present were Rex Womack, LCDC President, Doug Morfeld (LCDC), Andy McAngus (LCDC), and David Perkins, (Kimley Horn, Inc.). (Members Sheryl Stanley and Charlotte Garner joined the meeting at 7:13 P.M.)

1. Call Meeting to Order, Verification of Quorum

Mayor Pye called the meeting to order at 6:30 PM after confirming a quorum was present.

2. Invocation, Pledges of Allegiance to the United States and Texas Flags

After the invocation led by Woody Patrick, the group recited the pledges of allegiance to the US and Texas flags.

3. Open Forum – Mayor Pye called for any speakers; no one spoke in the open forum.

4. Discussion and possible approval of previous meeting minutes- October 10, 2023

Mayor Pye called for the reading of the minutes. Upon a motion made by Mayor Pro-Tem Nixon and followed by a second from Councilmember Webster, the motion passed unanimously.

5. Department Reports

Mayor Pye called for the department reports.

- a. Police Chief Brian Meserole presented the police department report, mentioning that they have the new squad car in, and we are just waiting for the decals to be installed. Also reported that the department is now required to have an onsite IT tech. Chief is looking for someone to do an audit and to be contracted on a contract basis. May need to add it as a future budget item.

- b. Public Works Director Woody Patrick presented the department report and spoke of having a busy month with water leaks. Repaired a lot of equipment, been working on parts. Dust control service will be postponed. Public service announcement: seasonal leaf fall washing into the ditches may obstruct the water flow of the ditching system. Encouraged citizens to gather the leaves to keep the ditches flowing.
- c. Mayor Pye called for the administrative report.
 - i. City Administrator George Evanko presented the administrative report, and mentioned that big projects are being scheduled for the first quarter after the ad valorem starts coming in. Talked about the emergency road repairs exhausted the road maintenance funds for the year.
 - ii. The emergency communication repeater project is waiting for “Wes” with Motorola to schedule the equipment installation. We are holding the invoice until we have the equipment installed.
 - iii. Fannin County Commissioners’ Court returned the proposed redlined interlocal agreement. The proposed revisions are under review by legal counsel for agreement with the statute.
 - iv. LISD has applied for their preliminary plat, to be heard by the Planning and Zoning Commission on November 30 and then by the city council. The next step after approving the preliminary plat is engineering to release the plans for infrastructure.
 - v. The Leonard Crossing development is still working on the roads.
 - vi. CDBG grant project bids are lower than the project allowance between \$17,000 to \$22,000. TDA said that we could not spend the rest on a small purchase, so the city may have to bid another section to add to the project to utilize the funds allowed.
 - vii. Texas Water Development Board “TWDB-Sewer” project is with engineering for feasibility reports and environmental clearance.
 - viii. Texas Water Development Board “TWDB-Water” loan reported potential funding in January.
 - ix. The water system improvement “Ground storage tank project” is waiting for TCEQ’s approval.
 - x. The American Rescue Plan Act “ARPA” grant is currently in the bidding process to install the generators at the lift stations.
 - xi. FEMA grant “HMGP” for the generators at the wells and wastewater treatment plant is still in process.
 - xii. We are working on a grant that could provide \$300K for long-range studies and planning for the city.
- d. Mayor Pye called for the financial report.
 - i. City Secretary Melissa Verde reported reconciling through the end of September. Still closing financial report for the period ending September 30.

6. Presentation, discussion, and possible action on the city streets repair priority list.

- a. After review of the streets repair/replacement priority list provided by city staff, the council discussed how to approach and prioritize the execution of the repairs. The consensus was to approach the repairs on a continual program utilizing the sales tax street maintenance dollars and the street repairs budget until another option seems more feasible or funds become available. We have executed in the past two years several big, deferred repairs, and now are scheduling them out and prioritizing them. Priority would be given to streets around the schools, the rock will fill the hole on 200 block S Main, and the first repair sites would be the 200 block of E Short and 200 block of E Grayson, 100 block of N Main, and the 300 block of E College. The order of repairs will be coordinated to minimize extra cost per project. The following repairs will be prioritized after further review of the list in January/February.
7. Discussion and possible action regarding the first bid on repairs to College St., Mulberry St., Hackberry St., and Houston St.
 - a. Background: George Evanko presented an initial estimate for streets needing intensive repairs. No action was taken.
8. Discussion and possible action regarding the maintenance and repair responsibility of sidewalks in residential areas.
 - a. Background: George Evanko presented an ordinance previously in the city detailing a compromise between city responsibilities and property owner responsibilities regarding the maintenance and replacement of sidewalks. George recommended we reinstate the ordinance from 2011.
 - b. After some discussion about sidewalk repair methods, the consensus was to revise the ordinance for a future meeting.
9. Discussion and possible action regarding ETJ Release information provided by counsel.
 - a. Background: George Evanko presented information received from legal counsel regarding several municipalities joining a lawsuit to challenge the constitutionality of SB 2038.
 - b. Upon a motion from Councilmember Webster to table the item until further information can be presented regarding the possible costs of participating.
10. Discussion and possible action regarding the fire lane requirement for Yagi Pipe & Steel at 600 S. Sycamore Street.
 - a. Background: Councilmember Webster presented the history of a specific use permit granted to Yagi Pipe & Steel to meet the requirements of a fire lane, part of a compromise agreed upon to grant Yagi the second entrance to their business, and open to the public; and condition has not been met.
 - b. George Evanko to check in with the business and follow up with the condition.
11. Presentation, discussion, and possible action on updating the city schedule of fees in Appendix A, specifically, Article A4.000 "Building and Development Related Fees," Article A5.000 "Business Related Fees," and Attachment 2 to the Subdivision Ordinance, "Filing Fees and Charges".
 - a. Background: George Evanko presented the summary of local municipalities' building and permitting fees to the council. City Secretary Melissa Verde elaborated that we are codifying current fees to get them on the appendix if they are not there, to update the fees already on the appendix, and to recommend any changes in the future.

- b. Upon a motion from Councilmember Peyton Webster and a second from Councilmember Al Stephens, the fee schedule updates were approved. Mayor Pye called for a vote. With Councilmembers Martin and Nixon opposing, the motion passed 3 for, and 2 against.
- 12. Discussion and possible action regarding designating a representative for mediation with Hickory Creek Special Utility District.
 - a. Background: George Evanko presented that for the upcoming mediation with Hickory Creek over the CCN, the city would need to appoint a representative and that Councilmember Stephens had volunteered.
 - b. Upon a motion from Councilmember Martin and a second from Councilmember Webster, the motion passed unanimously.
- 13. Executive Session – Per Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. §551.072: Deliberate the purchase, exchange, lease, or value of real property
 - b. Upon a motion from Councilmember Peyton Webster and a second from Mayor Pro Tem Nixon, the council entered executive session at 7:48 P.M.
- 14. Reconvene Regular/Open Session
 - a. Council reconvened open session at 8:06 P.M.
- 15. Discussion and possible action on items discussed in Executive Session.
 - a. Upon a motion from Mayor Pro Tem Nixon authorizing George to negotiate on the city’s behalf the potential purchase of certain land and building; and after a second by Councilmember Webster; the motion was approved unanimously.
- 16. Call to order, joint meeting with Leonard Community Development Corporation. (Rex Womack)
 - a. Rex Womack, LCDC President, called the joint meeting to order at 8:12 P.M. after confirming a quorum.
- 17. Discussion and possible action regarding filling a vacancy on the Leonard Community Development Corporation.
 - a. President Womack presented the four applications received by LCDC for the open position resulting from member Bo Damesworth vacating his seat as of the end of October and offered the LCDC’s unanimous recommendation of appointing Peyton Webster.
 - b. After some discussion, Councilmember Leonard Phillips made a motion to appoint applicant Karen Murphy to the vacant seat. Mayor Pro Tem Nixon seconded the motion. Mayor Pye called for a vote. With Councilmember Webster opposing, the motion passed 4-1.
- 18. Joint group discussion and possible action regarding LCDC's current and future projects, vision, and common goals.
 - a. Mayor Pye called for the presentation/ discussion.
 - b. President Womack and the Council led a discussion about future projects and agreed on some common goals. Future projects include possible downtown lighting upgrades and beautification projects.

19. Announcements

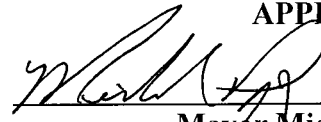
- a. Mayor Pye thanked Elementary school teachers for inviting him to speak to the students about local government and his job of being the mayor.
- b. Melissa Verde announced that Kim Davis passed her exam achieving her court clerk level II designation and recently celebrated a birthday.
- c. Councilmember Martin thanked everyone involved with the Veteran's Parade.

20. Adjournment

- a. After a motion by Councilmember Martin and a second from Mayor Pro Tem Nixon; and with no further business, the meeting adjourned at 8:30 P.M.

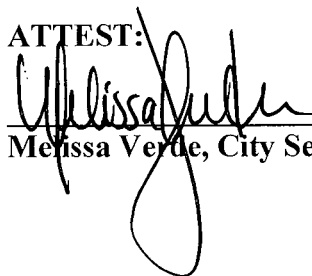
CITY OF LEONARD, TEXAS

APPROVED:



Mayor Michael Pye

ATTEST:



Melissa Verde, City Secretary