



CITY COUNCIL REGULAR MEETING MINUTES

May 14, 2024

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 May 14, 2024, at 6:30 P.M.

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 Al Stephens, Billy Wayne Martin, Leonard Phillips, and incoming Councilmember Bobby Hanson.

Members Absent: Peyton Webster

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

Also Present: Also present were D'Anne Carson (Government Capital), David Shechtman (Texstar), Chad Leutwyler, Tom Leutwyler, Darrell Grintz (P&Z Chair), Teresa Nixon, Karen Murphy, Cathy Songer, Andy McAngus, Mark Blackerby (Parks & Rec Chair), Doug & Debbie Morfeld, Ruben Procrado.

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
Chad Leutwyler led the invocation, and the group recited the pledges of allegiance to the US and Texas flags.
3. Open Forum – Mayor Pye called for speakers, and Chad Leutwyler thanked the council, the city, Police and Fire Departments for the Area-Wide Revival event held at the City Park April 21-25, 2024.
4. Discussion and action to approve the previous meeting minutes
 - a. April 9, 2024, Regular Meeting.Mayor Pro Tem Noel Nixon moved to approve the minutes and after a second from Councilmember Philips, the motion passed 4-0.
5. Canvass the City General Election held May 4, 2024
 - a. Canvass the votes and inspect the certificate of official tallies
Councilmember Stephens motioned to accept the election and after a second from

Councilmember Martin, the motion passed 4-0.

- b. Presentation by Mayor and recognition of council member Noel Nixon
- c. Statement of Officer and swearing in of newly-elected council member
City Secretary Melissa Verde swore in new Councilmember Bobby Hanson.
- d. Installation of new council members. (Members take their seats.)

6. Consider and elect a mayor pro tempore per Local Govt Code 22.037
Councilmember Martin motioned to elect Al Stephens as Mayor Pro Tem and after a second from Councilmember Hanson, the motion passed 3-0, with Councilmember Stephens abstaining.

7. Presentation, discussion, and possible action on department reports
- a. Police Department report was presented by Chief Brian Meserole.
 - b. The Public Works report was presented by Director Woody Patrick.
 - c. The administrative report was presented by City Administrator George Evanko.
 - d. Financial Report was presented by City Secretary Melissa Verde.

8. Presentation, discussion, and possible action on Board and Commission activity reports/requests:
- a. Leonard Community Development Corporation
 - i. Presentation from Rex Womack (President)
 - ii. Discussion and possible action regarding new light poles around the square.
Mayor Pro Tem Stephens motioned to look at the taller 14-foot lights and after a second from Councilmember Martin, the motion passed 3-1.
 - b. Parks & Recreation Board
 - i. Update from Mark Blackerby (President)
 - ii. Discuss and take action regarding the appointment/reappointment of three (3) board members.
Councilmember Hanson motioned to reappoint Mark Blackerby and Teresa Nixon and appoint Jessica Flores. After a second from Councilmember Martin, the motion passed 4-0.
 - c. Planning & Zoning Commission
 - i. Presentation from Darrell Grintz (Chairman)
 - ii. Discussion and action regarding application #PZ24-005 for a replat of Property IDs 138012, 138013, and 138014 Legal Descriptions STANLEY ADDITION, BLOCK A, LOT 1, 2, and 3, also known as 101, 145, and 177 S Westlake Dr to approve a 15' utility easement.
Mayor Pro Tem Stephens motioned to approve and after a second from Councilmember Martin, the motion passed 4-0.

9. Consent Agenda:

a. Approve Resolution 240514-01. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, STATE OF TEXAS AUTHORIZING THE OFFICIAL SIGNATORIES FOR MUNICIPAL DEPOSITORY ACCOUNTS AT FIRST UNITED BANK AND TRUST COMPANY "DEPOSITORY" AND DESIGNATING THE CITY ADMINISTRATOR AS ACCOUNT ADMINISTRATOR FOR BANKING AND DEPOSITORY SERVICES INCLUDING TREASURY MANAGEMENT.	Approved
b. Approve Resolution 240514-02. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS ADOPTING THE POLICIES FOR STANDARDS OF CONDUCT, ANTI-FRAUD, DOCUMENT RETENTION POLICY, AND FINANCIAL MANAGEMENT POLICY AS IT PERTAINS TO THE MANAGEMENT OF THE AMERICAN RESCUE PLAN ACT FUNDS.	Approved
c. Approve Resolution 240514-03. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, APPROVING THE FINAL PAY APPLICATION #2 FOR \$28,726.80 TO CAPITAL UNDERGROUND UTILITIES	Approved

RELATED TO THE SEWER LINE REPLACEMENT CONTRACT, TO BE PAID FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT 2021 PROJECT CDV21-0040 FUNDS.	
d. Approve Resolution 240514-04. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, APPROVING THE FINAL PAY APPLICATION #2 FOR \$39,507.30 TO ATKINS BROS. EQUIPMENT COMPANY, INC. RELATED PHASE II OF THE CDBG SEWER LINE REPLACEMENT CONTRACT APPROVED IN RESOLUTION 240213-5, TO BE PAID FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT 2021 PROJECT CDV21-0040 FUNDS.	Approved
e. Approve Resolution 240514-05. A RESOLUTION APPROVING THE SUPPORT CONTRACT FOR NEW POLICE DEPARTMENT RECORD MANAGEMENT SYSTEM.	Approved
f. Adoption of Ordinance 240514-06. AN ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF LEONARD, TEXAS COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A, IN THE PRINCIPAL AMOUNT OF \$2,040,000 AND AWARDING THE SALE OF SUCH CERTIFICATES OF OBLIGATION TO THE TEXAS WATER DEVELOPMENT BOARD.	Approved
g. Adoption of Ordinance 240514-07. AN ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF LEONARD, TEXAS COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024B, IN THE PRINCIPAL AMOUNT OF \$2,285,000 AND AWARDING THE SALE OF SUCH CERTIFICATES OF OBLIGATION TO THE TEXAS WATER DEVELOPMENT BOARD.	Approved
h. Adoption of Resolution 240514-08. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, APPROVING THE EXECUTION AND DELIVERY OF A PRINCIPAL FORGIVENESS AGREEMENT FOR WATER SYSTEM IMPROVEMENTS, AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.	Approved
i. Adoption of Resolution 240514-09. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, AUTHORIZING AND DIRECTING ESTABLISHMENT OF THREE CONSTRUCTION ACCOUNTS WITH DEPOSITORY BANK PURSUANT TO BOND ORDINANCES AND PRINCIPAL FORGIVENESS AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD; APPOINTING AUTHORIZED SIGNATORIES WITH RESPECT TO SUCH ACCOUNTS; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.	Approved
j. Adoption of Resolution 240514-10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, APPROVING A CONTRACT AMENDMENT WITH KIMLEY-HORN AND ASSOCIATES FOR ADDITIONAL BIDDING FUNDS FOR THE GROUND STORAGE TANK PROJECT.	Approved

Item a was removed from the consent agenda. Councilmember Martin motioned to designate Mayor Michael Pye, Mayor Pro Tem Al Stephens, and City Administrator George Evanko as the official signatories. The motion was seconded by Councilmember Philips and passed 5-0.

Items b -j Councilmember Martin motioned to approve and after a second from Councilmember Hanson, the motion passed 4-0.

10. Discussion and possible action regarding a TEXSTAR and LOGIC Participation Request (David Shechtman, Hilltop Securities, Inc.)
Mayor Pro Tem Stephens motioned to table and after a second from Councilmember Phillips, the motion passed 4-0.
11. Discussion and possible action regarding a variance request for 404 E. Locust St. Primary request: variance to minimum building lot size. Secondary request: variance to side yard setback requirements.

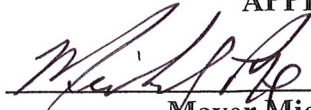
Stated purpose: to build a single-family home on the property.

Mayor Pro Tem Stephens motioned to approve and after a second from Councilmember Phillips, the motion passed 3-1.

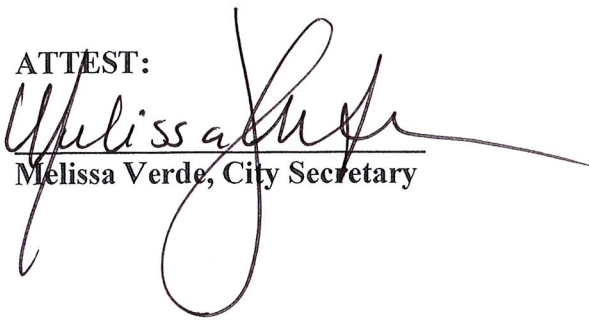
12. Discussion and possible action approving a contract with McCall, Parkhurst & Horton L.L.P. for the provision of bond counsel services in connection with public improvement district projects and authorizing the Mayor to sign such a contract in the name of and on behalf of the City of Leonard. Mayor Pro Tem Stephens motioned to approve and after a second from Councilmember Phillips, the motion passed 4-0.
13. Discussion and possible action approving a Professional Services Agreement between the City and Leonard Crossing Partners. Mayor Pro Tem Stephens motioned to approve and after a second from Councilmember Hanson, the motion passed 4-0.
14. Discussion and possible action approving a Professional Services Agreement between the City and S2 Land Development, LLC. Councilmember Martin motioned to approve and after a second from Councilmember Hanson, the motion passed 4-0.
15. Discussion and possible action approving a Contract with P3Works, LLC, for Leonard Crossing. The Council Public Improvement District No. 1 to finance the costs of certain public improvements for the benefit of property within the District. Councilmember Martin motioned to approve and after a second from Councilmember Phillips, the motion passed 4-0.
16. Discussion and possible action approving a Contract with P3Works, LLC, for S2LD Public Improvement District No. 2 to finance the costs of certain public improvements for the benefit of property within the District. Councilmember Hanson motioned to approve and after a second from Mayor Pro Tem Stephens, the motion passed 4-0.
17. Discussion and possible action regarding Resolution 240514-11 selecting a contractor for the replacement of a 12-inch water line to Well 2, associated with Well 2 project. Councilmember Phillips motioned to select Lynn Vessels Contractor and after a second from Councilmember Martin, the motion passed 4-0.
18. Discussion and possible action regarding Resolution 240514-12 reallocating funds from Well 2 project to complete the original CDBG scope of work. Mayor Pro Tem Stephens motioned to approve and after a second from Councilmember Martin, the motion passed 4-0.
19. Announcements
Mayor Pye thanked the voters for their support and Councilmember Hanson thanked City Secretary Melissa Verde for all her work and time.
20. Adjournment
Councilmember Martin moved to adjourn the meeting, and after a second from Mayor Pro Tem Stephens, the meeting adjourned at 8:01 PM.

CITY OF LEONARD, TEXAS

APPROVED:


Mayor Michael Pye

ATTEST:


Melissa Verde, City Secretary

