

CITY COUNCIL REGULAR MEETING MINUTES

June 11, 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 June 11, 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 Al Stephens, Councilmembers Billy Wayne Martin, Peyton Webster, Leonard Phillips, and Bobby Hanson.

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Court and P&Z Secretary Kim Davis, Public Works Director Woody Patrick, and Officer Jimmy Helms.

Also Present: Also present were Rex Womack (LCDC President), Debra Wilcox, Margy Hall, Sheryl Stanley, Teresa Nixon, Chris Stockton, Mark Blackerby (Parks & Rec Chair), Doug Morfeld, Thomas "Mor" McCarthy, William Gann, Betsy Blevins. Joining later, Rodolfo "Rudy" Segura (MPH Legal).

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
Woody Patrick led the invocation and the group recited pledges of allegiance to the US and Texas flags.
3. Open Forum – Mayor Pye called for speakers; no one came forward.
4. Presentation, discussion, and possible action on event permit application #2024-073 for a group related to Bonham Youth Sports to use Kiwanis Park for a softball tournament on Saturday, June 22, 2024. (Chris Stockton)
 - a. Chris Stockton presented an event request for an adult softball tournament.
 - b. The City Administrator George Evanko presented that the city had a previous athletic field rental policy, on the current night's agenda. Also presented answers to the parks and recreation board's questions from their review of the permit application.
 - c. Council Member Hanson moved to approve the event permit pending the group produce a certificate of insurance.
5. Presentation, discussion, and possible action on event permit application #2024-085 for Buchanan Insurance to host a summer reading program event at the Leonard Public Library on August 3, 2024. (Debra Wilcox, Buchanan Insurance)
 - a. Debra Wilcox presented an event permit request for Buchanan Insurance to use the public library for a reading program celebration.

- b. Councilmember Webster motioned to approve the event permit, and upon a second from Councilman Martin, the motion carried and was approved.

6. Consent Agenda. After reviewing the consent agenda, Councilmember Martin moved to approve the consent agenda, Councilmember Phillips seconded the motion, and the minutes were approved as presented, unanimously.

a. Approve previous meeting minutes- May 14, 2024, Regular Meeting	Approved
<p>b. Approve Ordinance No. 240611-1 regarding managing city rights of way.</p> <p>AN ORDINANCE AMENDING THE LEONARD CITY CODE BY AMENDING CHAPTER 10, STREETS, PARKS AND OTHER PUBLIC WAYS AND PLACES, BY CREATING ARTICLE 3.10, MANAGEMENT OF PUBLIC RIGHTS-OF-WAY, ESTABLISHING REGULATIONS ON THE USE OF PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF LEONARD; AND AMENDING APPENDIX A – FEE SCHEDULE, ARTICLE A4.011, MISCELLANEOUS FEES, BY CREATING SECTION A1.005, RIGHT-OF-WAY PERMIT FEES; PROVIDING A PENALTY; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.</p>	Approved
<p>c. Approve Resolution No. 240611-2 regarding dedicated bank accounts.</p> <p>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, AUTHORIZING THE CITY ADMINISTRATOR TO OPEN NECESSARY 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, ESTABLISHING AUTHORIZED SIGNATORIES, AND PROVIDING AN EFFECTIVE DATE.</p>	Approved
<p>d. Approve Resolution No. 240611-4 adopting an Athletic Facility Use Policy</p> <p>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, APPROVING THE CITY OF LEONARD ATHLETIC FACILITY USE POLICY, PROVIDING FOR A REPEALING CLAUSE AND ESTABLISHING AN EFFECTIVE DATE.</p>	Approved

7. Presentation, discussion, and possible action on department reports
- a. Police Department report was presented by City Administrator George Evanko in Chief’s absence.
 - b. Director Woody Patrick presented the Public Works report.
 - c. City Administrator George Evanko presented the administrative report.
 - d. City Secretary Melissa Verde presented the financial report.
8. Presentation, discussion, and possible action on Board and Commission activity reports/requests:
- a. Planning & Zoning Commission (George Evanko presenting)
 - i. Discussion and possible action on reappointing members Darrell Grintz and Josh Davis for another term.
 - ii. Councilmember Phillips moved to approve the reappointments, and after duly seconded by Councilmember Webster, the motion carried, unanimously.

Consideration of Planning & Zoning Application #PZ2024-006 was moved to the end of the agenda.

- b. Leonard Community Development Corporation

- i. Councilmember Webster moved to open the public hearing at 7:14 regarding a Type B project for Leonard Community Development Corporation to upgrade the street lights on the city square, not to exceed \$60,000. Duly seconded by Councilmember Martin, the public hearing was opened. No one came forward with comments or concerns.
 - ii. Absent any speakers, Councilmember Webster moved to close the public hearing at 7:17. Councilmember Martin seconded, the public hearing was closed; and the open general session resumed.
 - iii. LCDC President Rex Womack presented the council with more information regarding the lights and offered the contractor Mr. Gann present. Councilmember Phillips had concerns regarding the height of the fourteen-foot poles being too short. The stated objective for replacing the light poles was to improve the downtown appearance, based on what exists in other downtown squares. Councilmember Webster asked if the price would not exceed \$60K. Mayor Pro Tem Stephens asked for confirmation that the wiring would be underground.
 - iv. Councilmember Webster moved for conditional approval for the LCDC to upgrade the street lights on the city square, not to exceed \$60,000, and for the council to review the contractors at the next council meeting. Councilmember Hanson seconded, and the motion passed 4-1, Councilmember Phillips opposing.
 - v. George Evanko presented the background information. The city needs a new lawnmower and approached LCDC with estimates. Currently, the two “Bad Boys” are requiring frequent repairs. Mayor Pro Tem made a motion to buy a lawnmower, seconded by Councilmember Martin.
 - vi. The mayor called for a motion to order an adjustment to the LCDC budget to accommodate the lights project and lawnmower.
 - c. Parks and Recreation
 - i. No presentation this month. Minutes were included in the agenda in place of a report.
9. Presentation, discussion, and possible action regarding Resolution No. 240611-3 selecting a contractor for the Ground Storage tank at Well #2, associated with the TWDB-Water project. (David Perkins, Kimley-Horn and Associates)
 - a. George Evanko presented that the welded ground storage tank options were outside of our budget range, and recommended we rebid the job with a bolted tank.
 - b. Mayor Pro Tem Stephens moved to table the bids and rebid the project with a bolted ground storage tank. Seconded by Councilmember Martin, the motion carried unanimously.
10. Discussion and possible action on selecting the fund type for escrow accounts associated with Texas Water Development Board – Water project “TWDB-DWSRF Project# 62964”.
George Evanko presented the options for investment for the escrow accounts. Mentioned that the interest the accounts yield can be kept and transferred to I&S or returned to the lender to cancel principal at the end. Mayor Pro Tem Stephens wanted to know what they invest in. Councilmember Webster moved to select the short-term cash investment fund option. Councilmember Phillips seconded, and the motion passed unanimously.
11. George introduced Rudy Segura with MPH Legal, a municipal lawyer with experience with PIDs, “Public Improvement Districts,” to speak to the council about his recommendation to have a policy in place to preserve staff time and administrative out-of-pocket costs on development proposals.

RESOLUTION 240611-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS ADOPTING A PUBLIC IMPROVEMENT DISTRICT POLICY.

- a. After an informative presentation about PIDs and impact fees, Councilmember Webster moved to approve Resolution 240611-5 adopting a PID policy with the inclusion of a PID fee of \$4,000

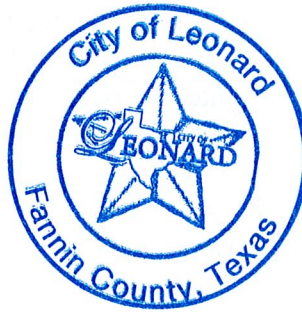
per single-family home. Duly seconded by Councilmember Phillips, the motion passed unanimously.

Councilmember Webster recused himself from further discussion and left the room.

12. Discussion and action regarding application #PZ2024-006 for a replat of Property IDs 90327, 132778, 132779, 132780, 132781 Legal Descriptions ROCKWELL ADDN, BLOCK 2, LOT 6R and BLOCK 3, LOT 2R, 3R, 4R, and 5R, also known as W Hunt and N Oak St.
 - a. George presented the application for a replat. After confirming that the lots meet all of the requirements, Mayor Pro Tem Stephens moved to approve the application for replat, seconded by Councilmember Phillips; the motion passed unanimously.
13. No announcements
14. Adjournment. Councilmember Martin moved to adjourn the meeting at 8:22 PM. After being duly seconded by Councilmember Phillips, the meeting was adjourned.

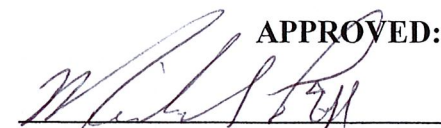
ATTEST:


Melissa Verde, City Secretary



CITY OF LEONARD, TEXAS

APPROVED:


Mayor Michael Pye