

CITY COUNCIL REGULAR MEETING MINUTES

September 10, 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 September 10, 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 Police Chief Meserole.

Registered Guest: Registered Guest were Cynthia Booken, Mor McCarthy, Teresa Nixon, Noel Nixon, Austin Brown, Debra Wilcox, Steve Starling, Sheryl Stanley, and Jose M Soto.

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
Public Works Director 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; nobody came forward.
4. Presentation, discussion, and possible action on department reports
 - a. Police Chief Meserole presented the Police Department report.
 - 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.
 - e.

5. Consent Agenda

a. Approve previous meeting minutes- August 13, 2024, Regular Meeting	Approved
b. Application #PZ2024-010 for a replat of Property ID 137261 Legal Description A0919 P PRICE, ACRES 5.0, also known as FM 981, from one to three lots.	Approved
c. <u>Variance Request Application #BA2024-005</u> for property located at 104 E Cottonwood Street, requesting a variance to the front setback requirement for a covered parking/carport, from 10 feet to one foot.	Approved

d. <u>Resolution No. 240910-1</u> regarding Taknek LLC pay application 1.	Approved
<p style="text-align: center;"><u>RESOLUTION No. 240910-1</u></p> <p>A resolution of the city council of the City of Leonard, Fannin County, Texas, to approve pay application No. 1 for Taknek LLC. for \$57,475 of the original contract price of \$264,100, for work completed on the Lift Station Emergency Power Improvement Project No. SLFRP465 under American Rescue Plan (ARPA) 2020 grant, as recommended by KSA Engineers.</p>	
e. <u>Resolution No. 240910-2</u> regarding Lynn Vessels pay application 2.	Approved
<p style="text-align: center;"><u>RESOLUTION No. 240910-2</u></p> <p>A resolution of the city council of the City of Leonard, Fannin County, Texas, to approve pay application No. 2 for Lynn Vessels Construction, LLC, for \$75,938.96 of the original contract price of \$276,099.66 for the work completed on the 12-inch water line project, as recommended by Kimley-Horn and Associates.</p>	
f. <u>Resolution No. 240910-3</u> Lynn Vessels pay application 3.	Approved
<p style="text-align: center;"><u>RESOLUTION No. 240910-3</u></p> <p>A resolution of the city council of the City of Leonard, Fannin County, Texas, to approve final pay application No. 3 for Lynn Vessels Construction, LLC, for \$28,171.23 of the original contract price of \$276,099.66 for the work completed on the 12-inch water line project, as recommended by Kimley-Horn and Associates.</p>	
g. <u>Resolution No.240910-4</u> Awarding the contract for a 0.2-Mg Ground Storage Tank construction Ratliff Hardscape.	Approved
<p style="text-align: center;"><u>RESOLUTION No. 240910-4</u></p> <p>A resolution of the city council of the City of Leonard, Fannin County, Texas, to award the contract for the construction of a 0.2-Mg bolted ground storage tank, part of the Water Improvement Project 2022, to Ratliff Hardscape for \$383,921, as recommended by Kimley-Horn and Associates</p>	
h. Letter from Messer Fort Municipal Law Firm to Railroad Management Company II, LLC, regarding Railroad Right-of-Way License Agreement No(s)- 0020070, 0020071, 0020072, 0020073, 0020074.	Approved
i. Professional Services Agreement between the City of Leonard and Fieldside Development, LLC, for a Project developing approximately 91 acres of land partially within the city limits of the City of Leonard and partially within the City's extraterritorial jurisdiction "ETJ."	Tabled
j. Agreement between the City of Leonard and P3 Works, LLC, for Public Improvement District Administration Services regarding possible PID No.3, for Fieldside Development, LLC Project.	Tabled

Councilmember Webster made a motion to approve consent agenda items A-H and table items I & J, Councilmember Phillips seconded, the motion passed unanimously.

6. Presentation, discussion, and possible action on Board and Commission activity reports/requests:

- a. Parks & Recreation Board
No presentation this month. Minutes in the agenda instead of an update.
- b. Leonard Community Development Corporation
No presentation this month. Minutes in the agenda instead of an update.

- c. Planning & Zoning Commission (Darrell Grintz, Chairman)
No presentation this month. Minutes in the agenda instead of an update.

7. Presentation, consideration and possible action on Event Permit Application No. 2024-193 for the Halloween on the Square Event on October 31, 2024 (Debra Wilcox, Leonard Chamber of Commerce)

- a. Debra Wilcox, Chamber of Commerce, presented her request for the Annual Event and the permit be waived. Councilmember Martin made a motion to approve the permit and waive the fees, Councilmember Hanson seconded the motion, and the motion passed 4-1. Debra asked Councilmember Webster why he voted against it. Councilmember Webster expressed he felt that each permitted event should have a permit fee paid.

8. Presentation, consideration and possible action on Event Permit Application No. 2024-203 for the Christmas Parade Event on December 7, 2024 (Sheryl Stanley, Leonard Chamber of Commerce)

- a. Sheryl Stanley, Chamber of Commerce, presented her request for the Christmas Parade, also requested the Fire Department help with barricades off Highway 78, and setting out the barricades on the corner so the Chamber can map out the parade route. Councilmember Phillips asked if it was going to be the same as last year, Sheryl said yes. Councilmember Martin made a motion to approve the permit with no fees, Councilmember Hason seconded, the motion passed 4-1.

9. Conduct a public hearing regarding the 2024-2025 fiscal year budget

- a. Councilmember Webster made a motion to open the public hearing, Mayor Pro Tem Stephens seconded, the motion passed unanimously. The public hearing was opened at 7:11pm.
- b. City Secretary Melissa Verde spoke about the proposed budget for the fiscal year 2024-2025. Noel Nixon commended the City Council and the Administration for their work on the budget, and recommended cuts in the M&O expenditure.
- c. Councilmember Webster made a motion to close the public hearing; Councilmember Martin seconded; the motion passed unanimously. The public hearing closed at 7:19pm.

10. Discussion and action on the proposed budget for the fiscal year beginning October 1, 2024, and ending on September 30, 2025.

- a. City Administrator George Evanko asked if there were any other adjustments that the Council would like him to make to the budget. Mayor Pro Tem Stephens made a comment that there is a \$300,000 contingency fund, we should start with and end with that yearly, it's not to be spent, the budget should stand on its own. Mayor Pro Tem Stephens also expressed Council getting a quarterly report to compare budget variances. Councilmember Phillips expressed Public Works needing trucks, Councilmember Webster asked about ideal plans for the potential FEMA money. George stated he hasn't made any plans for the potential money, if there are additional funds he will bring it before the City Council. George explained there is another week available if he needs to look at other numbers, if the Council wants to table it. Councilmember Hanson made a motion to table the agenda item until the next meeting, Councilmember Webster seconded, and the motion passed unanimously.

11. Discussion and possible action regarding Ordinance No. 08132019-3 "Recreational Vehicles and Buses."
(Councilmember Martin)

- a. Councilmember Martin explained if a trailer is registered, inspected, tires are aired up, the grass around the trailer is mowed and the trailer isn't just sitting there, then he doesn't understand why there must be an improved surface on the side yard and backyard. Mayor Pro Tem Stephen asked if Councilmember Martin was referring to beside the driveway as a side yard. Councilmember Webster read the ordinances regarding this topic. The City Administrator asked the Council if they wanted to modify or add to the ordinance. Mayor Pro Tem Stephens made a motion to table the agenda item, Councilmember Webster seconded, 3-1 with 1 abstained, the motion carried.

12. Discussion and possible action on joining Fannin County Water Supply Agency

- a. City Administrator George Evanko explained the reasoning behind joining Fannin County Water Supply Agency, gave the price for joining the Agency, and recommended Woody or Leston to represent the city on the board. Councilmember Webster asked what exactly the Agency is pertaining to. George explained that the Agency is the mediator between cities and North Texas, in case we need to switch over to surface water. Public Works Director Woody stated there's a meeting on September 24th, also asked the Council to table the agenda item for now and let Woody come back with the information they are wanting. Councilmember Webster made a motion to table the action of joining the Fannin County Water Supply Agency, Mayor Pro Tem Stephens seconded, the motion passed unanimously.

13. Set the next meeting.

- a. City Administrator George Evanko asked Council if they wanted to have a budget workshop on 9/12/2024 or wait until next Tuesday. The Council agreed to schedule the next meeting for Tuesday September 17th, 2024, at 6:30pm.

14. Announcements

- a. Councilmember Webster expressed the parks committee needs money, recommended \$100 event permit fee and increasing the permit fee to rent the pavilion. Councilmember Phillips stated that it's the citizens legal right to comment on topics.

15. Adjournment

- a. Councilmember Webster made a motion to adjourn the meeting, Councilmember Hanson seconded the motion, the meeting adjourned at 7:50pm

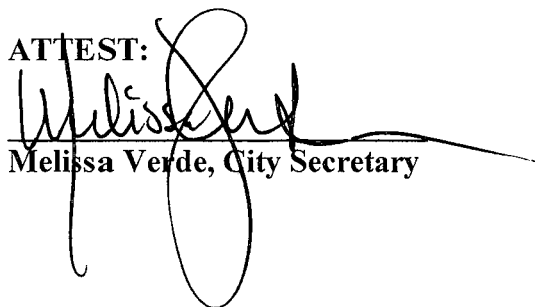
CITY OF LEONARD, TEXAS

APPROVED:



Mayor Michael Pye

ATTEST:



Melissa Verde, City Secretary