



CITY COUNCIL REGULAR MEETING MINUTES

November 19, 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 November 19, 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 Pro Tem Al Stephens, Councilmembers Leonard Phillips, Billy Wayne Martin and Bobby Hanson. (Mayor Michael Pye joined the meeting at 7:02 PM)

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Court and P&Z Secretary Kim Davis, and Police Chief Brian Meserole

Registered Guest: There were no registered guests.

1. Call Meeting to Order, Verification of Quorum
Mayor Pro Tem 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
Mayor Pro Tem Stephens led the invocation, and the group recited pledges of allegiance to the US and Texas flags.
3. Open Forum – There was no one to speak in Open Forum.
4. Presentation, discussion, and possible action on department reports:
 - a. Chief Brian Meserole briefly covered an update on the police department.
 - b. City Administrator George Evanko covered the public works report and administrative activity for the month.
 - c. City Secretary Melissa Verde briefly covered the financial position for the month.
5. Consent Agenda. Mayor Pro Tem Stephens moved to approve the consent agenda items as presented. After being duly seconded by Councilman Martin, the motion passed unanimously.

a. Approved previous meeting minutes- October 8, 2024, Regular Meeting
b. Approved 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".

c. Agreement between the City of Leonard and P3Works, LLC, for Public Improvement District Administration Services regarding possible PID No.3, for Fieldside Development, LLC, project.
d. Approve Individual Project Order Number 064586408 between Kimley-Horn and Associates, Inc. and the City of Leonard for On-Call Civil Engineering Services related to the Leonard Crossing Development Partners regarding Tiger Crossing development.
e. Approved Individual Project Order Number 064586409 between Kimley-Horn and Associates, Inc. and the City of Leonard for On-Call Civil Engineering Services related to the Langdon Estates development.
f. Approved Resolution 241119-01. RESOLUTION 241119-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, DESIGNATING AN OFFICIAL REPRESENTATIVE FOR FANNIN COUNTY WATER BOARD, AND PROVIDING AN EFFECTIVE DATE.

6. Presentation, discussion, and possible action on Board and Commission activity reports/requests:
 - a. Parks & Recreation Board- *(Minutes are in the agenda)*
 - i. Presentation/Update on the Disc Golf project. Mayor Pro Tem moved to table the disc golf project discussion, seconded by Councilman Martin. The motion passed unanimously.
 - b. Planning & Zoning Commission *(Minutes are in the agenda)*
7. Discussion and possible action regarding the Hotel Occupancy Tax for hotel and short-term rental properties inside the City of Leonard city limits.
 - a. George Evanko presented the hotel occupancy tax. After a motion from Mayor Pro Tem Stephens, and a second from Councilman Hanson, council approved to initiate the public hearings to amend the hotel occupancy tax to 4% or the current state rate. The motion passed unanimously, with the goal of implementing the tax in the new year.
8. Discussion and possible action regarding the Recreational Vehicle Parking Ordinance 08132019-3 adopted 8/13/19; (previously tabled)
 - a. George Evanko presented the parking ordinance. After discussion regarding possibly revising the language of “improved surface” requirement on the side yard parking, or in the front yard. Council agreed to schedule the public hearing before amending the ordinance. Notice would go in the newspaper, the website, and verbiage on the water bill. Councilman Stephens moved to schedule the public hearing, seconded by Councilman Martin. The motion passed unanimously.
9. Discussion and possible action regarding Chapter 14 “Zoning,” Exhibit 14A “Zoning Ordinance,” Section 38 “Building Permits and Certificates of Occupancy,” Section 38.6 “Certificates for Nonconforming Uses.”
 - a. George Evanko presented the legally nonconforming land use ordinance and certificates of occupancy for twenty-four businesses operating legally nonconforming. Councilman Hanson moved to table the item until after the public hearings are scheduled. After being seconded by Councilman Martin, the motion passed and the item was tabled.

10. Announcements

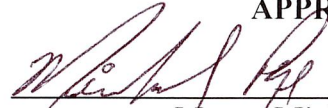
- a. Mayor Pye thanked the Chamber for a successful Halloween on the Square.

11. Adjournment

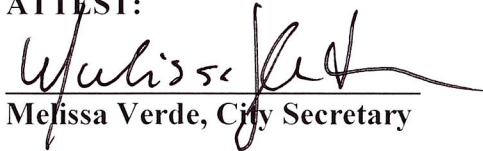
After a motion by Councilman Martin and a second from Councilman Hanson, the meeting adjourned at 7:43 P.M.

CITY OF LEONARD, TEXAS

APPROVED:


Mayor Michael Pye

ATTEST:


Melissa Verde, City Secretary

