

## CITY COUNCIL REGULAR MEETING MINUTES

**December 17, 2024**

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas, held a Special Meeting in the Council Chambers of City Hall at 111 W Collin Street, Leonard, Texas, on November 12, 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 Peyton Webster, Leonard Phillips, Billy Wayne Martin 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, Mor McCarthy, Stacy & Drew Flood, Doug & Debbie Morfeld, Judie Clark, Michael & Shandra Daugherty, and Rick Taylor.

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; Mor McCarthy came forward and spoke about the Leonard Volunteer Core, which is a group of volunteers that come forward to complete service projects in town monthly.
4. Presentation, discussion, and possible action on department reports:
  - a. Chief Meserole presented the police department report.
  - b. Public works director presented the public works report.
  - c. City Administrator George Evanko presented the administrative report.
  - d. City Secretary presented the financial report.
5. Consent Agenda

a. Approve previous meeting minutes- November 12, 2024, Special Meeting
b. Approve previous meeting minutes- November 19, 2024, Regular Meeting

c. Approve previous meeting minutes- December 5, 2024, Special Meeting
d. Approve DR-4485 award packet for City of Leonard Well & WWTP Generators
e. Approve Resolution 241217-01
<p style="text-align: center;"><b>Resolution 241217-01</b></p> <p style="text-align: center;">A RESOLUTION OF THE CITY COUNCIL OF LEONARD, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND.</p>
f. Approve Texas Settlement Subdivision Participation and Release Form for the Kroger Texas Settlement Agreement regarding the Opioid Epidemic.

- i. Motion was made by Councilmember Webster to approve all consent agenda items, seconded by Councilmember Hanson, the motion carried.
6. Citizen Presentation, discussion, and possible action on: Street light request near 507 West Thomas Street (Dorothy Marshall)
- i. The City Administrator spoke on the request and gave the details financially on the streetlight. Motion was made by Councilmember Phillips, seconded by Mayor Pro Tem Stephens, the motion passed unanimously.
7. Presentation, discussion, and possible action on Board and Commission activity reports/requests:
- a. Parks & Recreation Board- *(Minutes are in the agenda)*
    - i. No presentation.
  - b. Planning & Zoning Commission *(Minutes are in the agenda)*
    - i. Report regarding Chapter 14 "Zoning," Exhibit 14A "Zoning Ordinance," Section 38 "Building Permits and Certificates of Occupancy," Section 38.6 "Certificates for Nonconforming Uses."
      - i. City Administrator George Evanko came forward and stated P&Z recommended approval for the change of the ordinance.
8. Hold a public hearing regarding the Recreational Vehicle Parking Ordinance 08132019-3 adopted 8/13/19; (previously tabled)
- a. Councilmember Webster made a motion to open the public hearing, seconded by Councilmember Phillips, the motion passed unanimously. The public hearing opened at 7:16pm.
  - b. City Administrator George Evanko spoke on the subject and recommended making a committee to fix the ordinance.
  - c. Rick Taylor came forward and spoke against the ordinance.
  - d. Motion was made by Councilmember Martin to close the public hearing, seconded by Councilmember Webster, motion carried. The public hearing was closed at 7:27pm.
9. Discussion and possible action regarding the Recreational Vehicle Parking Ordinance 08132019-3 adopted 8/13/19.

- i. Councilmember Webster made a motion to create and appoint a committee of 7 people (2 city councilmembers) to discuss the restructuring of the ordinance, seconded by Councilmember Martin, the motion passed unanimously.
10. Hold a public hearing regarding the City of Leonard Code of Ordinances, Chapter 14 “Zoning,” Exhibit 14A “Zoning Ordinance,” Section 38 “Building Permits and Certificates of Occupancy,” Section 38.6 “Certificates for Nonconforming Uses.”
  - a. Motion was made by Councilmember Webster to open the public hearing, seconded by Mayor Pro Tem Stephens, the motion carried. The public hearing opened at 7:31pm.
  - b. City Administrator George Evanko recommended removing the 1-year time constraint. If passed CO’s will be issued to business list.
  - c. No speaker came forward on this topic.
  - d. Motion was made by Councilmember Webster to close the public hearing, seconded by Councilmember Martin, the motion carried. The public hearing was closed at 7:34pm.
11. Discussion and possible action regarding a possible text amendment to Chapter 14 “Zoning,” Exhibit 14A “Zoning Ordinance,” Section 38 “Building Permits and Certificates of Occupancy,” Section 38.6 “Certificates for Nonconforming Uses.”
  - i. The City Administrator George Evanko recommended refunds for the 2 businesses that applied for specific use permits.
  - ii. Motion was made by Mayor Pro Tem Stephens to approve the text amendment and refund the two businesses that applied for specific use permits, seconded by Councilmember Martin, the motion passed unanimously.
12. Hold a public hearing regarding the Hotel Occupancy Tax for hotel and short-term rental properties inside the City of Leonard city limits.
  - a. Motion was made by Councilmember Martin to open the public hearing, seconded by Councilmember Phillips, the motion carried. The public hearing was open at 7:39pm.
  - b. City Administrator George Evanko spoke on the topic, ordinance states 2%, council spoke on raising the tax to 4%, state allows up to 7%.
  - c. No Speakers came forward.
  - d. Motion was made by Councilmember Webster to close the public hearing, seconded by Councilmember Martin, the motion carried. The public hearing was closed at 7:41pm.
13. Discussion and possible action regarding the Hotel Occupancy Tax for hotel and short-term rental properties inside the City of Leonard city limits.
  - i. Motion was made by Councilmember Webster to follow through with an ordinance to raise the hotel tax 6%, seconded by Councilmember Hanson, the motion carried.

#### 14. Executive Session

- a. The City Council reserves the right to meet in Executive Session closed to the public to discuss matters as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including:

- i. 551.074: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. City Administrator, George Evanko

- I. The motion was made by Councilmember Webster to go into executive session, seconded by Councilmember Martin, the motion carried.
- II. The motion was made by Councilmember Webster to resume open session, seconded by Councilmember Hanson, the motion carried. Open session was resumed at 8:32pm.
- III. A motion was made by Councilmember Webster that no action was taken, seconded by Councilmember Hanson, the motion passed unanimously.

15. Announcements

- i. Councilmember Martin made an announcement that the fire department is wanting signage on the building to label the bay doors. George recommended it being on the next agenda. George Evanko made an announcement that the sales tax for streets must go on next ballot. Councilmember Hanson said Merry Christmas to everyone.

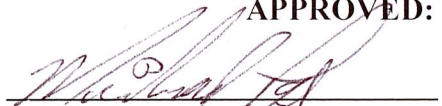
16. Adjournment

- i. Councilmember Webster made a motion to adjourn the meeting, seconded by Councilmember Martin, the motion carried. The meeting was adjourned at 8:37pm

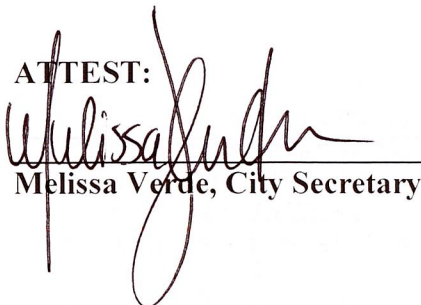
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CITY OF LEONARD, TEXAS

APPROVED:

  
Mayor Michael Pye

ATTEST:

  
Melissa Verde, City Secretary

