

NOTICE AND AGENDA OF REGULAR CITY COUNCIL MEETING

CITY OF LEONARD, TEXAS

AUGUST 13, 2024

6:30 PM

CITY HALL

111 W. COLLIN ST.

LEONARD, TEXAS 75452

NOTICE IS HEREBY GIVEN in accordance with Texas Government Code, Chapter 551, that the city council of the city of Leonard, Texas, will hold a regular meeting at the above-named date, time, and location.

AGENDA

1. Call Meeting to Order, Verification of Quorum
2. Invocation, Pledges of Allegiance to the United States and Texas Flags
3. Open Forum – *This portion of the agenda is the public's opportunity to address the Council about any item except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker unless otherwise required by law. Per the Texas Open Meetings Act, the Council cannot act on or discuss any item not listed on the agenda. Texas Government Code Sec. 551.007 (Texas Open Meetings Act 2020).*
4. Presentation, discussion, and possible action on department reports:
 - a. Police Department
 - b. Public Works
 - c. Administrative
 - d. Financial Report
5. Consent Agenda

a. Approve previous meeting minutes- July 9, 2024, Regular Meeting

b. Approve Resolution No. 240813-1 approving final pay application No.3 for Atkins Bros. Equipment Co. in the amount of \$13,049.70

RESOLUTION No. 240813-1

A resolution of the city council of the City of Leonard, Fannin County, Texas, to approve final pay application No. 3 for Atkins Bros. Equipment Co. in the amount of \$13,049.70 associated with the Community Development Block Grant project No. CDV21-0040 for sewer line replacement.

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| c. Approve application #PZ2024-007 for a replat of Property ID 82246 Legal Description A0924 J ROBERTS, ACRES .5001, also known as W Fannin, from one to two lots. |
| d. Approve application #PZ2024-009 for a replat of Property ID 90104 Legal Description ORIG TOWN LEONARD, BLOCK 14, LOT 7-10, also known as 120 E Collin, from one to two lots, with a variance to minimum lot size requirement for Two-Family “TF” lot from 6,000 sf. minimum, to allow 4,569 sf. lot. |

6. Discussion and possible approval of Resolution No. 240813-2 regarding applying for the CDBG 2025-2026 award year, for the purpose of a public streets improvement project.

Resolution No. 240813-2

A resolution of the city council of Leonard, Fannin County, Texas, granting authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant pre-application (Phase I), application (Phase II), and implementation services for the Texas Community Development Grant Program for 2025-2026 Community Development Fund (and all eligible activities per the application guidance) as administered by the Texas Department of Agriculture; and establishing the city administrator as the city official responsible for the application and administration of the grant, or his designated assignees.

7. Discussion and possible action regarding a variance request application for property located at 16660 S Hwy 78, legally described as Stanley Addition, Block A, Lot 5, Acres 5.1, requesting variance to wrought iron fence height in front yard, from four feet to six feet.
8. 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)
 - i. Conduct a public hearing regarding application #PZ2024-008 for rezone of property IDs 80418 and 80419, Legal Descriptions A0781 M MOORE, ACRES 32.0 and A0781 M MOORE, ACRES 68, also known as W Locust and CR 5065, to change from Manufacturing/Industrial District-Light/Multifamily (M-1/MF) to Planned Development District-2 (PD-2).
 - ii. Close public hearing.
 - iii. Discussion and possible action regarding application #PZ2024-008 for rezone of property IDs 80418 and 80419, Legal Descriptions A0781 M MOORE, ACRES 32.0 and A0781 M MOORE, ACRES 68, also known as W Locust and CR 5065, to change from Manufacturing/Industrial District-Light/Multifamily (M-1/MF) to Planned Development District-2 (PD-2).
9. Discussion and possible action regarding TWDB Project #62964: DWSRF Water Line

Replacement.

- a. Conduct a public hearing to discuss the proposed water line work that intersects the parkland and potential impacts to the park (Kiwanis Park and High School Baseball Field).
- b. Close public hearing.
- c. Discussion and possible action adopting Resolution No. 240813-3

Resolution No. 240813-3

A resolution of the City of Leonard, Fannin County, Texas, regarding the construction of various water line replacements funded utilizing the Texas Water Development Board Drinking Water State Revolving Fund (DWSRF), TWDB Project No. 62964; portions of which will occur throughout the Kiwanis Park and High School Baseball Field, both located within the City of Leonard.

10. Discussion and possible action regarding TWDB Project #73925: CWSRF Wastewater Line Replacement.

- a. Conduct a public hearing to discuss the proposed wastewater line work that intersects the parkland and potential impacts to the park (Kiwanis Park and Leonard City Park).
- b. Close public hearing.
- c. Discussion and possible action adopting Resolution No. 240813-4

Resolution No. 240813-4

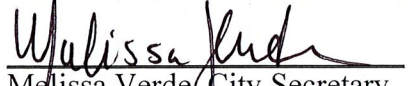
A resolution of the City of Leonard, Fannin County, Texas, regarding the construction of various wastewater line replacements funded utilizing the Texas Water Development Board Clean Water State Revolving Fund (CWSRF), TWDB Project No. 73925; portions of which will occur throughout the Kiwanis Park and the Leonard City Park, both located within the City of Leonard.

11. Discussion and possible action amending the Grantworks Reservation System Participation (“RSP”) Agreement as allowed by the Texas Department of Housing and Community Affairs (“TDHCA”).
12. Discussion and possible action regarding personnel and retention incentives for the 2023-2024 fiscal year.
13. Discussion and possible action regarding the status of Leonard Crossing development and the filing of the final plat.
14. NOTICE OF EXECUTIVE SESSION

- a. EXECUTIVE SESSION - In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:
 1. § 551.074: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee, re: Michael Pye, Mayor.
- b. RECONVENE INTO OPEN SESSION
 - i. Take action, if any, on matters discussed in Executive Session.

15. Set the next meeting.
 16. Announcements
 17. Adjournment
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This meeting is accessible to people with disabilities. Persons who may require auxiliary aid or services and who plan to attend this meeting are requested to call 903.587.3334 at least two working days before this meeting so appropriate arrangements can be made. This is to certify that I, **Melissa Verde, City Secretary**, do hereby certify that a copy of this Agenda was posted on the bulletin board at City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofleonard.net before 6:30 P.M. on August 9, 2024, in compliance with Chapter 551, Texas Government Code.


Melissa Verde, City Secretary

**NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.*

