



NOTICE AND AGENDA OF REGULAR CITY COUNCIL MEETING

CITY OF LEONARD, TEXAS

APRIL 15, 2025

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/ requests.
 - a. Police Department
 - b. Public Works
 - c. Administrative
 - d. Financial Report
5. Consent Agenda

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| a. Approve previous meeting minutes- March 18, 2025 |
| b. Approve an agreement between the City of Leonard and P3Works, LLC, for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) Creation and Administration Services |
| c. Approve Resolution No. 2024-004 to adopt a concurrent ordinance under subtitle C, Chapter 572 of the Texas Local Government Code, changing the public entities that participate in the Fannin County Water Supply Agency. |
| d. Adopt Ordinance 250415-01 |

ORDINANCE 250415-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AMENDING THE CITY OF LEONARD CODE OF ORDINANCES, CHAPTER 11 “TAXATION,” ARTICLE 11.02 “PROPERTY TAX,” BY ADDING A NEW SECTION “RESIDENCE HOMESTEAD TAX LIMITATION FOR DISABLED OR ELDERLY INDIVIDUALS” TO ESTABLISH AN AD VALOREM TAX LIMITATION AS AUTHORIZED BY THE TEXAS CONSTITUTION AND THE TEXAS TAX CODE, ON THE RESIDENCE HOMESTEAD OF A DISABLED INDIVIDUAL OR AN INDIVIDUAL SIXTY-FIVE (65) YEARS OF AGE OR OLDER

6. Presentation, discussion, and possible action on Board and Commission activity reports/requests:
 - a. Leonard Community Development Corporation (“LCDC”)
 - i. Update regarding City Square Lights
 - b. Parks & Recreation Board- *(Minutes)*
 - i. Reappoint two members expiring April 30, 2025: Jennifer Evanko, Stephanie Arsenault
 - c. Planning & Zoning Commission *(Minutes)*
7. Presentation, discussion, and possible action regarding event permit application #2025-056 for special event “Zeat’s Summer Fest” concert at the Leonard City Park on June 13, 2025 (Samuel Narron)
8. Presentation, discussion, and possible action regarding a partnership with 360 Broadband to install fiber in the City of Leonard (Dustin Reid, Vice-President of Business Development).
9. Presentation, discussion, and possible action regarding a request from Sanitation Solutions to move residential service days from Mondays to Fridays (Jason Stephens)
10. Presentation, discussion, and possible action regarding a request for a variance for Property ID 89310, commonly known as 907 N Cedar Street. Property Owner would like to request a variance to Leonard Code of Ordinances, Section 30.2. “Area Regulations for Accessory Buildings or Structures in Residential and Apartment Districts,” specifically subsections 30.2.2 and 30.2.3, requesting a 3-foot side yard and 3-foot rear yard for an accessory structure. (Heather Ashlock)
11. Presentation, discussion, and possible action regarding a request for a variance for Property ID 132776, commonly known as 211 N. Oak Street. Property Owner would like to request a variance to Leonard Code of Ordinances, Section 30. “Accessory Building Regulations,” to build a shed in the rear yard of the residence. (Robert Monaco)
12. Presentation and discussion about a proposed plat and rezoning request for a 2-parcel development along the existing frontage at the end of Palamino Drive. (Palamino Partners)
13. Presentation, discussion, and possible action regarding a request for the City of Leonard to honor a private utility use agreement for private property located on CR 5070. (Terence Wickman)

14. Discussion and possible action regarding Resolution 250415-02 authorizing the City Administrator to negotiate the exchange of a 0.22-acre parcel next to the wastewater treatment plant, in exchange for a public utility easement along CR5070.
15. 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:
 - i. § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: advise water service requirements within the City of Leonard Certificate of Convenience and Necessity (CCN).

16. Adjournment

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 April 11, 2025, 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.*

