



CITY COUNCIL REGULAR MEETING MINUTES

March 18, 2025

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 March 18, 2025, 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 and Bobby Hanson.

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Utility Billing Clerk Morgan McGary, Public Works Director Woody Patrick, and Police Chief Meserole.

Registered Guest: Registered Guest were Sheryl Stanley, Gaye Doyle, Douglas Dworshak, Mattison Dworshak, Jaun Jimenez, Dianne Dworshak, Tammy Dworshak, Dale Dworshak, Charles Wrenn, Samuel Narron, Morgan Dworshak, Dylan Pelton, Mark Blackerby, Edward Ritcher, Blaine Alexander, David Johnson, and Jackie M Isham.

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; Mark Blackerby spoke about the upcoming banquet and asked about Spring cleanup days .
4. Presentation, discussion, and possible action on department reports:
 - a. The Police Chief presented the police department report.
 - b. Public Works Director Woody Patrick presented the public works report.
 - c. The City Administrator presented the administrative report.
 - d. The City Administrator presented the financial report.
 - e. Fire Department did not present a report.

5. Consent Agenda

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| a. Approve previous meeting minutes- February 18, 2025 |
| b. Amend something previously adopted- Minutes from August 13, 2024 |

c. Approve dates for the Spring and Fall City Clean-Ups: April 11&12, October 10&11
d. Approve Amendment Number 1 to Kimley-Horn and Associates, Inc. contract concerning the Leonard Emergency Backup Generator Project, funded by HMGP DR-4485, Texas Covid-19 Pandemic.
e. Approve an interlocal agreement with Leonard ISD for a joint election to be held on Saturday, May 3, 2025.

A. Motion was made by Councilmember Hanson to approve all consent agenda items, seconded by Councilmember Webster. The motion passed unanimously.

6. 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).

A. Samuel presented details of the event. Mayor Pro Tem Stephens, Councilmember Webster, Councilmember Martin all asked questions to Samuel about the event. A motion was made by Councilmember Webster to table the agenda item until next month, when Samuel can come back with all the information requirements he will need, seconded by Councilmember Hanson. The motion passed unanimously.

7. Presentation, discussion, and possible action regarding event permit application #2025-061 for Leonard Chamber of Commerce Annual Picnic Events to take place July 9-12 at Leonard City Park and on the Downtown Square (Sheryl Stanley).

A. Sheryl Stanley presented the details on The Annual Picnic events. A motion was made by Councilmember Webster to approve the permit as presented, seconded by Councilmember Martin. The motion passed unanimously.

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

- a. Parks & Recreation Board- (*Minutes*)

- i. No presentation this month.

- b. Parking Ordinance Committee-

- i. Review (4) applications, appoint committee members

A. A Motion was made by Councilmember Martin to move forward with the 4 applicates for the committee, seconded by Councilmember Hanson. The motion passed unanimously. Mayor Pro Tem Stephens and Councilmember Martin will also be a part of the committee.

- c. Planning & Zoning Commission (*Minutes*)

- i. Commission Report and recommendations

9. Hold a Public Hearing regarding application #PZ2025-002 for a request for a Specific Use Permit to permit Cemetery/Mausoleum (columbarium), at Property ID 90036, Legal Description ORIG TOWN LEONARD, BLOCK 7, LOT 1-4 also known as 206 N Main.

- a. Commission Comment
- b. Public Comment
- c. Staff Comment
- d. Close Public Hearing
- e. Resume Open Session

- I. A motion was made by Councilmember Webster to open a public hearing, seconded by Councilmember Hanson. The motion passed unanimously, and the public hearing was

- open at 7:08pm.
- II. The City Administrator spoke on the request presented. Mark Blackerby spoke and gave details on what a columbarium is and the purpose of the columbarium.
 - III. A motion was made by Councilmember Webster to close the public hearing, seconded by Councilmember Martin. The motion passed unanimously, and the public hearing was closed at 7:11pm.
10. Discussion and possible action regarding application #PZ2025-002 for a request for a Specific Use Permit to permit Cemetery/Mausoleum (columbarium), at Property ID 90036, Legal Description ORIG TOWN LEONARD, BLOCK 7, LOT 1-4 also known as 206 N Main.
- A. A motion was made by Councilmember Webster to approve application #PZ2025-002 for the request for a Specific Use Permit to permit a mausoleum, seconded by Mayor Pro Tem Stephens. The motion carried.
11. Discussion and possible action regarding application #PZ2025-003 for a replat of Property ID 90484 Legal Description SUDDERTH ADDN 3, LOT 13R, ACRES 3.131, also known as 1000 W Travis, to amend the plat's easement.
- A. City Administrator George Evanko spoke on the amendment needed due to the plat being drawn up improperly. A motion was made by Councilmember Hanson to approve the application #PZ2025-003 for replat, seconded by Councilmember Martin. The motion passed unanimously.
12. Discussion and possible action regarding application #PZ2025-004 for a replat of Property ID 118802 Legal Description A0780 M MOORE, ACRES 1.89, also known as 1003 W Travis St, from 1 to 2 lots.
- A. The City Administrator George Evanko spoke on the details of the replat. Doug Dworshak spoke on the plans for the lots. Dylan Pelton also spoke on the plans for the lots and the houses going on the lots. A motion was made by Councilmember Hanson to table the agenda item until next month, seconded by Council Webster, the motion carried.
13. Discussion and possible action regarding seeking an ordinance freezing property taxes for citizens over 65.
- A. City Administrator George Evanko spoke on freezing residential homestead taxes for citizens over 65. A motion was made by Councilmember Webster to pursue action regarding freezing property taxes for citizens over the age of 65, seconded by Councilmember Martin. The motion was passed unanimously.
14. Discussion and possible action regarding possibly pursuing a loan through the Leonard Community Development Corporation ("LCDC") for street improvements
- A. City Administrator George Evanko spoke on the plan to pursue the loan. A motion was made by Mayor Pro Tem Stephens to consider the possibility of pursuing a loan, seconded by councilmember Martin. The motion carried, 3 for and 1 abstaining.
15. Discussion and possible action regarding awarding the bid and selecting a contractor for the Sewer Line Project (the remainder of the CDBG project scope).
- A. City Administrator George Evanko spoke on the lowest bid received, David Perkins vetted the bid and recommended using Dickerson Construction. A motion was made by Councilmember Hanson that we take David's recommendation and approve Dickerson Construction for the remaining sewer

line on Highway 69, seconded by Councilmember Webster. The motion carried.

16. Announcements

- A. City Secretary Melissa Verde announced the voting dates/times and what will be on the ballot.

17. Adjournment

- A. A Motion was made by Councilmember Martin to adjourn the meeting, seconded by Councilmember Webster, the motion passed unanimously. The meeting was adjourned at 7:45pm.
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CITY OF LEONARD, TEXAS

APPROVED:



Mayor Michael Pye

ATTEST:



Melissa Verde, City Secretary

