

CITY COUNCIL REGULAR MEETING MINUTES

April 15, 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 April 15, 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, Leonard Phillips and Bobby Hanson.

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Court Clerk Kim Davis, Public Works Director Woody Patrick, and Police Officer Kennedy.

Registered Guest: Registered Guest were Heather Ashlock, Brandon Ready, Marcus Stern, Ben Pospisil, Jason Stephens, Charles Wrenn, Dustin Reid, Becky Jones, Doug & Debbie Morfeld, and Robert E Monaco.

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; No speakers came forward.
4. Presentation, discussion, and possible action on department reports:
 - a. Chief was absent, The City Administrator asked if there were any questions he could pass along.
 - 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

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

A. A motion was made by Councilmember Webster to approve the consent agenda items, seconded by Mayor Pro Tem Stephens. The motion passed unanimously.

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

a. LCDC President Doug Morfeld presented LCDC report.

i. President Doug Morfeld spoke about purchasing new banners for the new brackets on the new light poles. A motion was made by Councilmember Martin to proceed with what LCDC chooses to do if it's under budget, seconded by Councilmember Hanson. The motion passed, with Councilmember Webster abstaining.

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

i. The City Administrator spoke on the reappointment of the two Parks and Recreation members, being the only two applications that were received. Motion was made by Councilmember Webster to approve the reappointment of the two applicants, Jennifer Evanko and Stephanie Arsenault, seconded by Councilmember Martin. The motion passed unanimously.

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)

A. The City Administrator spoke on the motion made by LCDC to allow Samuel to use the land for parking pending City Council's approval. Liability insurance has not been provided, The City Administrator recommended to table the agenda item. A motion was made by Councilmember Webster to table the agenda item, seconded by Councilmember Martin. The motion was passed unanimously.

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).

A. Dustin Reid spoke on installing fiber where Frontier did not service. No action was taken.

9. Presentation, discussion, and possible action regarding a request from Sanitation Solutions to move

residential service days from Mondays to Fridays (Jason Stephens)

- A. Jason Stephens spoke on changing the service date to Fridays beginning the month of June. Councilmember Hanson made a motion to move the trash service day from Monday to Friday, skipping 10 days to June 6, seconded by Councilmember Webster. The motion passed 4 in favor, with Councilmember Phillips opposing.

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)

- A. Brandon Ready and Heather Ashlock spoke on the reasoning for the variance. A Motion was made by Councilmember Phillips made a motion to approve the 3-foot setback side yard and rear yard. The motion died due to lack of a second.

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)

- A. Robert Monaco spoke on the reasoning for the variance. A motion was made by Councilmember Mayor Pro Tem Stephens to approve the variance, seconded by Councilmember Phillips. The motion failed 2-3, with Councilmember Webster abstaining, Councilmember Hanson and Martin opposing and the Mayor opposing.

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)

- A. Ben presented a proposed plat and rezoning request. Councilmember Hanson confirmed that Ben is planning on meeting all the current situations, no variances. Councilmember Webster asked about the road and tying onto the utilities. Ben confirmed that he will fix the road according to the ordinance, they will also extend the water and sewer line. No action was taken.

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)

- A. No action was taken, due to requests being withdrawn.

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.

- A. The City Administrator spoke on the reasoning for the exchange. A motion was made by Councilmember Webster to give the City Administrator George Evanko the authority to negotiate the exchange of .022 acre parcel next to the wastewater treatment plant, in exchange for a public utility easement along CR 5070, seconded by Councilmember Phillips. The motion passed 4 in favor with Councilmember Martin abstaining.

15. NOTICE OF EXECUTIVE SESSION—

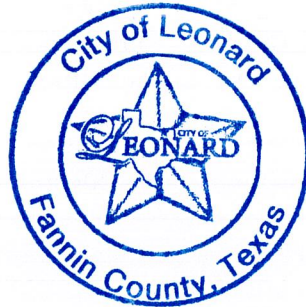
- a. EXECUTIVE SESSION - In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:
- i. § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body 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).
 - A. A motion was made by Mayor Pro Tem Stephens to move to executive session, seconded by Councilmember Webster. The motion passed unanimously; executive session began at 7:43pm.
 - B. A motion was made by Councilmember Webster to reconvene into open session, seconded by Mayor Pro Tem Stephens. The motion passed and regular session opened at 8:05pm.

16. Announcements

- A. Councilmember Webster spoke about the event put on by Mark and Joyce Buchanan and thanked them.

17. Adjournment

A motion was made by Councilmember Hanson to adjourn, seconded by Councilmember Webster. The motion passed; the meeting adjourned at 8:06pm.

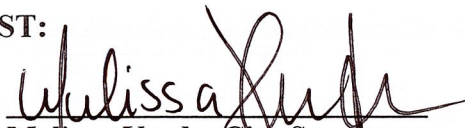


CITY OF LEONARD, TEXAS

APPROVED:


Mayor Michael Pye

ATTEST:


Melissa Verde, City Secretary