



CITY COUNCIL REGULAR MEETING MINUTES

May 20, 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 May 20, 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 Chief Meserole.

Registered Guest: Registered Guest were Charles Wrenn, D'Anne Carson, Ben Pospisil, Marcus Stern, Lance Liles, Raychel Green, Mor McCarthy, David Perkins and Rex Womack.

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
 - I. 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. 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 Secretary presented the financial report.

5. Consent Agenda

a. Approve previous meeting minutes- April 15, 2025	Approved
b. Approve Pay Application #2 for Ratliff Hardscape in the amount of \$9,240.65 for services through April 30, 2025, related to Project 2415010-Leonard 0.2MG Ground Storage Tank.	Approved
c. Approve Ordinance 250415-01A, amending previous ordinance adopted April 15 th , 2025 regarding a tax freeze for persons over 65 or with disability,	Approved

<p>correcting to begin in tax year 2025.</p> <p style="text-align: center;">ORDINANCE NO. 250415-01A</p> <p>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 REPEALING AND REPLACING SUBSECTION (B) 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 BEGINNING WITH THE 2025 TAX YEAR; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AN AMENDMENT PURSUANT TO ARTICLE VIII, SECTION 1-B, SUBSECTION (H) OF THE TEXAS CONSTITUTION; PROVIDING A CUMULATIVE REPEALER CLAUSE, PROVIDING FOR SEVERABILITY AND SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.</p>	
<p>d. Approve Ordinance 250520-05 amending Chapter 7, the term for a temporary judge.</p> <p style="text-align: center;">ORDINANCE NO. 250520-03</p> <p>AN ORDINANCE OF THE CITY OF LEONARD REPEALING SECTION 7.02.003, "ALTERNATE OR TEMPORARY JUDGE," OF ARTICLE 7.02, "JUDGE," OF CHAPTER 7, "MUNICIPAL COURT," OF THE CITY OF LEONARD CODE OF ORDINANCES; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING SEVERABILITY; PROVIDING A REPEALER/SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.</p>	<p>Approved</p>
<p>e. Approve Resolution 250520-04 approving a Professional Services Agreement between the City of Leonard and Mark Ledbetter for the services of a Temporary Municipal Court Judge to serve in the absence of our appointed judge.</p> <p style="text-align: center;">RESOLUTION NO. 250520-04</p> <p>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, APPROVING A PROFESSIONAL SERVICES AGREEMENT, ATTACHED HERETO AS EXHIBIT "A", ENTERED INTO WITH MARK LEDBETTER, A PRIVATE CONTRACTOR, FOR THE PURPOSE OF PERFORMING ALTERNATE OR TEMPORARY MUNICIPAL JUDGE SERVICES; PROVIDING FOR AN OPEN MEETING AND EFFECTIVE DATE.</p>	<p>Approved</p>

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

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

- a. Leonard Community Development Corporation (*Minutes*)
- b. Parks & Recreation Board (*No activity*)
- c. Planning & Zoning Commission (*Minutes*)

7. Presentation, discussion, and possible action regarding Resolution No. 250520-01 to secure funding not to

exceed \$800,000 to construct a pump station to improve the waterworks system.

RESOLUTION NO. 250520-01

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT

- I. D'Anne Carson and David Perkins spoke on the matter. A motion was made by Councilmember Webster to approve Resolution NO. 250520-01 to secure funding not to exceed 1.2 million dollars to construct a pump station to improve the water works system and replace the remaining meters, seconded by Councilmember Hanson. The motion passed unanimously.

8. Presentation, discussion, and possible action regarding Resolution No. 250520-02

RESOLUTION NO. 250520-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, FANNIN COUNTY, TEXAS, TO AWARD THE CONTRACT FOR THE PUMP STATION #2 PROJECT TO HAYNIE LEADERSHIP GROUP FOR THE CONTRACT PRICE OF \$1,293,974.76.

- I. A Motion was made by Mayor Pro Tem Stephens to accept the Resolution 250520-02 be passed, seconded by Councilmember Webster. The motion passed unanimously.

9. Presentation, discussion and possible action on Fannin County Water Supply Agency report. (*Woody Patrick*)

- I. Woody Patrick presented report. Council had no follow-up questions.

10. Conduct a public hearing regarding Planning & Zoning Application #PZ2025-005. (*Womack/Wickman*)

A zoning change request from (M-1) Manufacturing/Industrial District – Light to (A) Agricultural at Property ID 80420 Legal Description A0781 M MOORE, ACRES 30.233, also known as 671 CR 5070

- I. A motion was made by Councilmember Webster to open public hearing regarding a zoning change request from (M-1) Manufacturing/Industrial District – Light to (A) Agricultural at Property ID 80420 Legal Description A0781 M MOORE, ACRES 30.233, also known as 671 CR 5070, seconded by Councilmember Hanson. The motion passed unanimously; public hearing opened at 7:25pm.
- II. Rex Womack presented the reasoning for the request.
- III. P&Z Recommends Approval.
- IV. No public comments were made.
- V. A motion was made by Councilmember Webster to close the public hearing, seconded by Councilmember Martin. The motion passed unanimously; public hearing was closed at 7:27pm.

11. Discussion and action to approve or deny Planning & Zoning Application #PZ2025-005.

- I. A Motion was made by Councilmember Webster to approve the zoning application #PZ2025-005, granting the change from M-1 Manufacturing/Industrial District to an Agricultural, seconded by Councilmember Hanson. The motion passed unanimously.

12. Conduct a public hearing regarding Planning & Zoning Application #PZ2025-006. (*Vance Liles, MTG Stovall Engineering & Surveying*)

A zoning change request from (SF-1) Single-Family Residential District – 1 to (SF-2) Single-Family Residential District - 2 and a replat request to create four lots at Property ID 89949 Legal Description HOLLIS ADDN, BLOCK 2, LOT 17, ACRES .9085, also known as MUSTANG TRAIL

- I. A motion was made by Councilmember Hanson to open a public hearing for HOLLIS ADDN, BLOCK 2, LOT 17, ACRES .9085, seconded by Councilmember Martin. The motion carried; public hearing opened at 7:29pm.
- II. Lance Liles spoke on the project. Councilmember Hanson had questions for David Perkins on the sewer; David explained the sewer situation.
- III. P&Z recommends approval.
- IV. No public comments were made.
- V. A motion was made by Mayor Pro Tem Stephens to close the public hearing, seconded by Councilmember Phillips. The motion passed unanimously; the public hearing closed at 7:34pm.

13. Discussion and action to approve or deny Planning & Zoning Application #PZ2025-006.

- I. A motion was made by Councilmember Hanson to approve Planning & Zoning Application #PZ2025-006, seconded by Councilmember Webster. The motion carried.

14. Conduct a public hearing regarding Planning & Zoning Application #PZ2025-007. (*Vance Liles, MTG Stovall Engineering & Surveying*)

A zoning change request from (SF-E) Single-Family Residential District – Estate to (SF-2) Single-Family Residential District – 2 and a preliminary plat request to create eight lots at Property ID 80448 Legal Description A0783 M MOORE, ACRES 8.0, and Property ID 80516 Legal Description A0785 M MOORE, ACRES 3.562, also known as 920 PALOMINO

- I. A motion was made by Mayor Pro Tem Stephens to open public hearing on the Legal Description A0785 M MOORE, ACRES 3.562, also known as 920 PALOMINO, seconded by Councilmember Webster. The motion carried; public hearing was open at 7:36pm.
- II. Lance Liles made a presentation on the request. Public Works Director Woody Patrick asked about the plan for the sewer on lot 2&3.
- III. P&Z recommended approval.
- IV. No public comments were made.
- V. A motion was made by Councilmember Webster to close the public hearing, seconded by Councilmember Hanson. The motion carried; the public hearing was closed at 7:39pm

15. Discussion and action to approve or deny Planning & Zoning Application #PZ2025-007.

- I. A motion was made by Councilmember Webster to approve Planning & Zoning Application #PZ2025-007, seconded by Councilmember Hanson. The motion carried.

16. Presentation, discussion, and action to approve or deny Planning & Zoning Application #PZ2025-008. (*Lance Dunmon*)

A replat request to create two lots at Property ID 90585 Legal Description SUDDERTH ADDN 4, BLOCK 2, LOT PT LT 18, also known as 421 W THOMAS, and Property ID 109831 Legal Description SUDDERTH ADDN 4, BLOCK 2, LOT PT 17, also known as 411 W THOMAS.

- I. City Administrator George Evanko spoke on behalf of Lance Dunmon about the request and gave P&Z's recommendation to approve. A motion was made by Councilmember Hanson to approve Planning & Zoning Application #PZ2025-008, seconded by Councilmember Phillips. The motion carried.

17. Announcements

- I. City Administrator George Evanko made an announcement trash service moving to Friday. Mayor thanked Councilmember Phillips and Webster for all they've done.

18. Adjournment: A motion was made by Councilmember Phillips to adjourn, seconded by Councilmember Hason. The motion carried; meeting adjourned at 7:45pm
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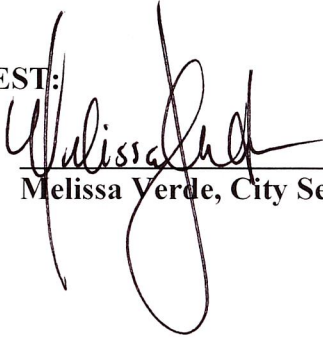
CITY OF LEONARD, TEXAS

APPROVED:



Mayor Michael Pye

ATTEST:



Melissa Verde, City Secretary

