

## CITY COUNCIL REGULAR MEETING MINUTES

**June 17, 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 June 17, 2025, at 7:00 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, Darrell Grintz, Charles Wrenn 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.

1. Call Meeting to Order, Verification of Quorum  
Mayor Pye called the meeting to order at 6:57 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. The council will elect a Mayor Pro Tempore from among the council members for a term of one year, as provided for in Texas Local Government Code, Section 22.037.
  - I. Councilmember Hanson nominated Al Stephens for Mayor Pro Tem, seconded by Councilmember Wrenn
5. 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.

**6. Consent Agenda**

a. Approve previous meeting minutes- May 12, 2025 Canvass Special Meeting
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b. Approve previous meeting minutes- May 20, 2025
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c. Approve Leonard Sewer Replacement Pay Application #1 for Dickerson Construction Company, \$69,319.00
d. Appoint/reappoint four (4) Members to the Planning & Zoning Commission: Cody Bryant, James Watson, Rob Lyday, Zachary Elrod

I. City Administrator George Evanko asked for item D to be pulled out for discussion due to a last-minute applicant. A motion was made by Councilmember Hanson to approve consent A, B, C and discuss item D, seconded by Councilmember Wrenn. The motion passed unanimously.

II. City Administrator George Evanko spoke about the positions open for Planning & Zoning, and all the applicants. A motion was made by Councilmember Hanson to add Peyton Webster to the list of the Planning and Zoning applicants and let Planning and Zoning sort out the positions, seconded by Councilmember Wrenn. The motion passed unanimously.

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

a. Leonard Community Development Corporation (*Minutes*)

b. Parks & Recreation Board (*Minutes*)

c. Planning & Zoning Commission (*Minutes*)

d. Parking Ordinance Committee Meeting (*Minutes*)

8. Discussion and possible action to approve a Development Agreement between the City of Leonard and “Leonard Crossing Partners” for the Tiger Crossing Development.

I. City Administrator spoke about the development agreement. Legal Counsel for the development spoke on the agreement and stated that they are annexing into the city limits. Councilmembers asked questions about the property. A motion was made by Mayor Pro Tem to accept the development agreement, seconded by Councilmember Martin. The motion passed unanimously.

9. Discussion and action to approve or deny Planning & Zoning Application #PZ2025-009, a replat request to create two lots at Property ID 123360 Legal Description A0777 M MOORE, ACRES 13.4, also known as 1221 FM 272.

I. City Administrator George Evanko spoke about the request. A motion was made by Councilmember Hanson to approve #PZ2025-009, seconded by Councilmember Gritz. The motion passed unanimously.

10. Discussion and action to approve or deny Planning & Zoning Application #PZ2025-010, a final plat request to create four 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. City Administrator George Evanko spoke about the request. A motion was made by Councilmember Gritz to approve the #PZ2025-010, seconded by Councilmember Martin. The motion passed unanimously.

11. Presentation and discussion of proposed development: “The Ridge” (Fieldside Development)

I. Terrance Burnside and Mitchell Feilding spoke on The Ridge Development. The Council gave their feedback.

### **NOTICE OF EXECUTIVE SESSION**

**12. 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:

- a. § 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: correspondence received from property owner, 105 W. Fannin Street, regarding zoning and permitted uses.

- I. A motion was made by Councilmember Grintz to open executive session, seconded by Councilmember Martin. The motion passed unanimously, and executive session began at 8:13pm.

### 13. Reconvene into Open Session

- I. A motion was made by Councilmember Grintz to reconvene into Open Session, seconded by Councilmember Martin. The motion passed unanimously. Open session reopened at 8:47pm

### 14. Take action, if any, on matters discussed in Executive Session

- I. A motion was made by Councilmember Hanson to take no action, seconded by Councilmember Martin. The motion passed unanimously.

### 15. Announcements


- I. Councilmember Hanson announced P&Z needs volunteers. City Administrator announced he will be out of office for a few days. City Administrator announced that Kim is now a Level 3 Court Clerk, there are only 151 in the state, and she is the 151<sup>st</sup> one!!

### 16. Adjournment

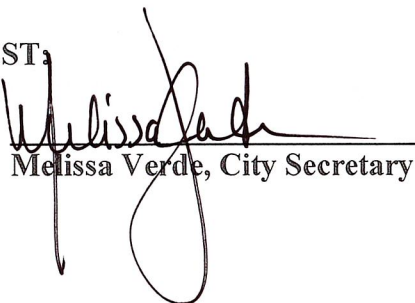
- I. A motion was made by Councilmember Martin to adjourn the meeting, seconded by Councilmember Hason. The motion passed unanimously, the meeting adjourned at 8:50pm.

CITY OF LEONARD, TEXAS

APPROVED:

  
Mayor Michael Pye

ATTEST:

  
Melissa Verde, City Secretary

