



CITY COUNCIL REGULAR MEETING MINUTES

July 15, 2025

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas, held a Regular Meeting in the Council Chambers of City Hall at 111 W Collin Street, Leonard, Texas, on July 15, 2025, at 6:45 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, Court Billing Clerk Kim Davis, Public Works Director Woody Patrick, Police Chief Meserole, Police Officer Helms, and Librarian Peggy Shepard.

Registered Guests: Rhonda Wright, Sheryl Stanley, Alan McDonald, Mark Blackerby, Douglas Morfeld, Peyton Webster, Geoff Perkins, Doug Dworshak, Tammy Dworkshak, Randall Wright, and other registered guests.

1. Call Meeting to Order, Verification of Quorum
 - I. Mayor Pye called the meeting to order at 6:35 PM after confirming a quorum was present.
2. Invocation, Pledges of Allegiance to the United States and Texas Flags
 - I. Councilmember Charles Wrenn led the invocation, and the group recited pledges of allegiance to the US and Texas flags.
3. Open Forum – Mayor Pye called for speakers; Sheryl Stanley spoke about the Leonard Picnic. Mark Blackerby spoke about the Leonard Picnic as well.
4. Recognition and presentation of staff awards
 - I. The City Administrator, George Evanko, and Mayor Pye recognized former Councilmember Phillips for his term on Council. They also recognized Librarian Peggy Shepard for 5 years of service to the city, City Secretary Melissa Verde for 5 years of service to the city, Police Chief Meserole for 10 years of service to the city and Police Officer Helms for 15 years of service to the city.
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 Administrator presented the financial report.

6. Consent Agenda

a. Approve previous meeting minutes- June 17, 2025, Council Member Recognition Ceremony
b. Approve previous meeting minutes- June 17, 2025, Board of Adjustments Meeting
c. Approve previous meeting minutes- June 17, 2025, Regular Council Meeting
d. Approve SH 69 Sewer Line Extension Pay Application #2 for Dickerson Construction Company, \$65,253.60

- I. A motion was made by Councilmember Hanson to approve consent agenda items a, c, d, excluding b, which needed revision, seconded by Councilmember Martin. The motion passed unanimously.

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

- a. Leonard Community Development Corporation Chairman, Doug Morfeld, spoke.
- b. Parks & Recreation Board did not meet in July.
- c. Parking Ordinance Committee Meeting: City Administrator wants to continue the ordinance committee.
- d. Planning & Zoning Commission

8. Conduct a public hearing regarding a voluntary annexation petition for Property IDs 80373 and 80525, Legal Descriptions A0779 M MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78, commonly referred to as "Tiger Crossing" (application #PZ2024-015).

- a. A motion was made by Councilmember Martin to open a public hearing, seconded by Councilmember Hanson. The motion passed unanimously, public hearing opened at 7:08 PM.
- b. There was no presentation
- c. City Administrator George Evanko spoke on the annexation.
- d. Alan McDonald spoke.
- e. A motion was made by Councilmember Martin to close the public hearing, seconded by Councilmember Hanson. The motion passed unanimously, and the public hearing was closed at 7:11 PM.

9. Conduct a Public Hearing regarding application #PZ2024-015 for a zone change from (A) Agricultural to (PD) Planned Development District at Property IDs 80373 and 80525, Legal Descriptions A0779 M MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78, commonly referred to as "Tiger Crossing".

- a. A motion was made by Councilmember Hanson to open a public hearing, seconded by Councilmember Martin. The motion passed unanimously, and the open hearing was opened at 7:13 PM.
- b. There was no presentation
- c. City Administrator George Evanko spoke on the zone change.
- d. There were no public comments.
- e. A motion was made by Councilmember Martin to close the public hearing, seconded by Councilmember Hanson. The motion passed unanimously, and the public hearing was closed at 7:14 PM.

10. Discussion and possible action on Ordinance 250715-01 regarding a voluntary annexation petition for Property IDs 80373 and 80525, Legal Descriptions A0779 M MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78, commonly referred to as "Tiger Crossing".

- I. The City Administrator, George Evanko, recommended the annexation of the property into the city. A motion was made by Mayor Pro Tem Stephens to annex the property, seconded by Councilmember Wrenn. The motion passed unanimously.

11. Discussion and possible action on Ordinance 250715-02 regarding a zone change from (A) Agricultural to (PD) Planned Development District at Property IDs 80373 and 80525, Legal Descriptions A0779 M

MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78, commonly referred to as “Tiger Crossing”.

- I. The City Administrator, George Evanko recommended to pass the ordinance to change the zone. A motion was made by Mayor Pro Tem Stephens to approve the zone change, seconded by Councilmember Martin. The motion passed unanimously.
12. Presentation, discussion, and possible action regarding application #PZ2025-011 for a plat change to create two lots at Property ID 94084, Legal Description SUDDERTH ADDN 3, LOT 13R, ACRES 3.131, also known as 1000 W Travis.
- I. The City Administrator, George Evanko, spoke on the reason for the plat change. A motion was made by Councilmember Hanson to approve #PZ2025-011, combining the lots, seconded by Councilmember Martin. The motion passed unanimously.
13. Presentation, discussion, and possible action regarding application #PZ2025-012 for a final plat change to create 5 lots at Property ID 82193, Legal Description A0919 P PRICE, ACRES 12.008, also known as 19366 HWY 78, in the City of Leonard's extraterritorial jurisdiction (“ETJ”).
- I. The City Administrator, George Evanko, spoke on the plat change. A motion was made by Mayor Pro Tem Stephens to approve splitting into 5 lots, seconded by Councilmember Hanson. The motion passed unanimously.
14. Discuss and consider the adoption of Ordinance 250715-03.

ORDINANCE NO. 250715-03

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF LEONARD, TEXAS COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, SERIES 2025; IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,200,000 TO FUND UTILITY SYSTEM IMPROVEMENTS; LEVYING AN ANNUAL VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

- I. The City Administrator, George Evanko, spoke on the reasoning behind adopting the ordinance. A motion was made by Mayor Pro Tem Stephens to approve the \$1,200,000, seconded by Councilmember Hanson. The motion passed unanimously.
15. Discuss and consider the adoption of Ordinance 250715-04 designating the City of Leonard Municipal Court as a Court of Record.

ORDINANCE NO. 250715-04

AN ORDINANCE OF THE CITY OF LEONARD AMENDING CHAPTER 7 “MUNICIPAL COURT” OF THE CITY OF LEONARD CODE OF ORDINANCES BY REPEALING ARTICLE 7.01 “GENERAL PROVISIONS,” ARTICLE 7.02 “JUDGE,” AND ARTICLE 7.03 “COURT CLERK;” BY CREATING A NEW ARTICLE 7.01, “MUNICIPAL COURT OF RECORD,” TO DESIGNATE THE LEONARD MUNICIPAL COURT AS A COURT OF RECORD; AND BY RENUMBERING ARTICLE 7.04, “FINES, COSTS AND SPECIAL EXPENSES” TO ARTICLE 7.02; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- I. The City Administrator, George Evanko, spoke on the reason behind the Court becoming a Court of Record. A motion was made by Councilmember Hanson to adopt ordinance 250715-04, seconded by Mayor Pro Tem Stephens. The motion passed unanimously.

16. Announcements

- I. The Mayor thanked everyone for their hard work on the picnic this week. Councilmember Hanson thanked everyone for their hard work also.

17. Adjournment

- I. A motion was made by Councilmember Martin to adjourn the meeting, seconded by Councilmember Grintz. The motion passed unanimously, and the meeting adjourned at 7:32 PM.
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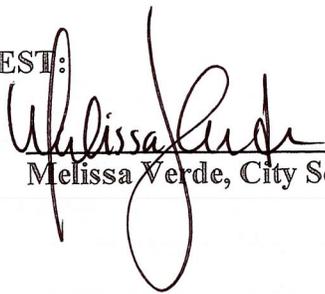
CITY OF LEONARD, TEXAS

APPROVED:



Mayor Michael Pye

ATTEST:



Melissa Verde, City Secretary

