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## CITY COUNCIL REGULAR MEETING MINUTES

**October 21, 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 October 21, 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 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, Police Chief Meserole, and Police Officer Blankenship.

**Registered Guests:** Douglas Morfeld, Peyton Webster, Sheryl Stanley, Zinzi Bonilla, Charlotte Garner.

1. Call Meeting to Order, Verification of Quorum
  - I. 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. 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; Peyton Webster spoke about 5 agenda items when the topics were discussed during the meeting.
4. Recognition and presentation of staff awards
  - I. The City Administrator, George Evanko, and Mayor Pye recognized Sergeant Blankenship for his 5 years of service with the Leonard Police Department, former Leonard Community Development Corporation President Douglas Morfeld for his term, and former Leonard Community Development Corporation Board Member Charlotte Garner for her term.
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- September 11, 2025, Budget Workshop
b. Approve previous meeting minutes- September 16, 2025, Regular Council Meeting
c. Approve previous meeting minutes- September 23, 2025, Special Meeting
d. Approve “Pump Station Project” pay application No. 2 to Haynie Leadership Group for \$121,599.24 for work completed in August 2025.
e. Approve “Pump Station Project” pay application No. 3 to Haynie Leadership Group for \$8,166.26 for work completed in September 2025.
f. Approve “Ground Storage Tank Project” pay application No. 7 to Ratliff Hardscape for \$2,622.95.

- I. Councilmember Hanson made a motion to approve consent agenda items A-F, 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*)
  - i. Douglas Morfeld and Sheryl Stanley presented the budget. A motion was made by Mayor Pro Tem Stephens, seconded by Councilmember Hanson. The motion passed unanimously.
  - ii. Douglas Morfeld presented the recommendation for the appointment or reappointment of Board Members from Leonard Community Development Corporation. Councilmember Grintz made a motion to accept LCDC’s recommendation for Board Members, seconded by Councilmember Hanson. The motion passed 4-1, with Councilmember Martin voting against.
- b. Parks & Recreation Board (*Minutes*)
- c. Parking Ordinance Committee Meeting (*no meeting*)
- d. Planning & Zoning Commission (*no meeting*)
  - i. Peyton Webster spoke on behalf of the Planning and Zoning Commission

8. Presentation, discussion, and possible action regarding prospective Single-Family Development (Stephen Selinger)

- I. Stephen Selinger spoke on his plans for the Single-Family Development concept. City Council offered their feedback on the Development.

9. Presentation, discussion, and possible action regarding Ordinance No. 251021-01

**ORDINANCE NO. 251021-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AMENDING CHAPTER 14A, “ZONING ORDINANCE” OF THE CITY’S CODE OF ORDINANCES, CONTAINING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY TO CREATE A NEW HEADING SECTION 24 “OVERLAY DISTRICTS” AND ADD A NEW SECTION 24C “HISTORIC OVERLAY DISTRICT”; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING FOR AMENDING THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR PENALTY FOR VIOLATIONS OF THIS ORDINANCE UPON CONVICTION IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

- I. City Administrator spoke on the Ordinance. No action was taken. This ordinance will be heard by the public before it returns to council for a vote.

10. Presentation, discussion, and possible action regarding Ordinance No. 251021-02

**ORDINANCE NO. 251021-02**

**AN ORDINANCE OF THE CITY OF LEONARD, TEXAS REPEALING SUBSECTION 35.2 “DUTIES AND AUTHORITY,” SECTION 35 “PLANNING AND ZONING COMMISSION,” OF CHAPTER 14A “ZONING ORDINANCE,” OF THE CITY OF LEONARD CODE OF ORDINANCES; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT OF PLANNING AND ZONING AUTHORITY AND DUTIES; PROVIDING A PENALTY; PROVIDING SEVERABILITY; PROVIDING A REPEALER/SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

- I. The City Administrator spoke on the Ordinance. Zini also spoke about the city ordinance placing more responsibility on the Commission than is outlined by the Texas Local Government Code. This ordinance will be heard by the Planning & Zoning Commission before it comes to Council for a vote.
11. Presentation, discussion, and possible action regarding Ordinance No. 251021-03 amending Ch. 12, “Traffic and Vehicles,” of the City of Leonard Code of Ordinances, to bring certain provisions into compliance and alignment with state law.

**ORDINANCE NO. 251021-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12 “TRAFFIC AND VEHICLES,” IN ACCORDANCE WITH THE TRANSPORTATION CODE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING SEVERABILITY; PROVIDING FOR PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR WHICH VIOLATION OCCURS OR CONTINUES; PROVIDING SAVINGS AND REPEALER CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

- I. City Administrator and Zini both spoke on the ordinance change. A motion was made by Mayor Pro Tem Stephens to approve the amendment to Ordinance 251021-03, seconded by Councilmember Hanson. The motion passed unanimously.
12. Presentation, discussion, and possible action regarding Ordinance No. 251021-04 amending Chapter 10 “Subdivision Regulation,” to include meter boxes in the Approved Materials List of the Design Manual.
- I. The agenda item was tabled due to a possible public hearing needed.
13. Presentation, discussion, and possible action regarding Ordinance No. 251021-05 setting the water and sewer utility rates required to provide services to the citizens of Leonard.
- I. The City Administrator, City Council, and Peyton Webster all spoke on the rate change. Councilmember Stephens made a motion to approve Ordinance 251021-05, seconded by Councilmember Hanson. The motion passed 4-1, with Councilmember Grintz opposed.
14. Presentation, discussion, and possible action regarding the implementation of the 2024 International Codes and the 2023 National Electric Code.
- I. Peyton Webster spoke on the implementation of the codes. Councilmember Hanson made a motion to approve the implementation of the codes beginning January 1, 2026, seconded by Councilmember Grintz. The motion passed unanimously.
15. Presentation, discussion, and possible action regarding possible bond election for street repairs in May 2026.
- I. The City Administrator and the City Council discussed the agenda item. The agenda item was tabled for next month.

**16. Announcements**

- I. The Mayor spoke about the upcoming Halloween event on the square. City Council Martin announced that the Volunteer Fire Department has gotten their grant approved to replace the '96 fire truck with a new one.

17. Adjournment

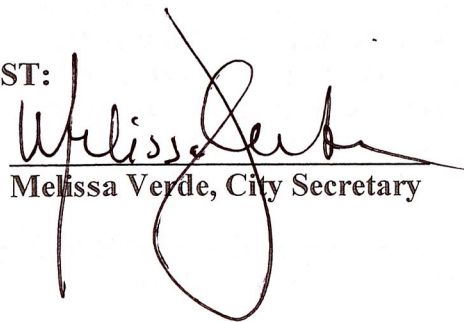
- I. A motion was made by Councilmember Martin to adjourn the meeting, seconded by Councilmember Hanson. The motion passed unanimously, and the meeting adjourned at 8:17pm.
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CITY OF LEONARD, TEXAS

APPROVED:

  
Mayor Michael Pye

ATTEST:

  
Melissa Verde, City Secretary

