



CITY OF LEONARD, TEXAS

REGULAR CITY COUNCIL MEETING MINUTES

January 20, 2026 – 6:30 PM
City Hall, 111 W. Collin St., Leonard, Texas

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 January 20, 2026, 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>.

1. Call to Order & Quorum

The meeting was called to order by Mayor Pye at 6:30 PM. A quorum was present.

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 Clerk Kim Davis, Public Works Director Woody Patrick, Police Chief Meserole

Registered Guests: Douglas Morfeld, Raychel Green, Denise Harvey, Greg Harvey, Mike Ward, David Perkins

2. Invocation & Pledges

Invocation given by: Charles Wrenn

Pledges to the United States and Texas flags were recited.

3. Open Forum

No public comments were made.

5. Recognition & Presentations

Reports were presented by the Police Department, Public Works, City Administrator, and Financial departments. No action was taken.

6. Consent Agenda

Approval of December 16, 2025, minutes and Pay Application #6 for Pump Station #2.

Motion: Bobby Hanson Second: Darrell Grintz Result: Motion carried.

7. Board & Commission Reports

Updates, reports, and minutes were received from the LCDC, Parks and Recreation Board, and P&Z Commission. No action was taken.

8. Regular Agenda Items

A. FY 2025 Audit Presentation – Mike Ward presented the audited financial statements for the year ending 9/30/25.



Motion: Al Stephens moved to accept the report. Second: Billy Wane Martin Result: Motion carried.

B. Event Permit #2026-005 – George Evanko presented the Chamber’s request for event permit for Easter Egg Hunt on the downtown square on April 4, 2026.

Motion: Darrell Grintz Second: Billy Wayne Martin Result: Motion carried; 5-0.

C. Ordinance 260120-01 – George introduced an ordinance amending the City of Leonard, Texas, Code of Ordinances, Exhibit 14A of Chapter 14 Planned Development District 2 Ordinance, Exhibit B, Section Development Standards, Section (A) Single-Family District, Subsection (i) Table A Single-Family Regulations to amend the following regulations: (1) front yard setbacks on rear garage homes; (2) maximum lot coverage of main structure; (3) minimum 3” caliper trees; (4) sod; and (5) minimum lot depth. Astoria Homes developer Leo Bowler explained the changes requested to the Planned Development 2 requirements.

PH Open: 7:30 PM upon motion of Bobby Hanson and second from Darrell Grintz.

PH Closed: 7:31 PM upon motion of Billy Wayne Martin and second from Charles Wrenn. No one spoke during the public hearing.

Motion: Charles Wrenn moved to adopt the ordinance. Second: Bobby Hanson.

Result: Motion Carried. Vote: 5-0

D. Plat #PZ2025-015 – George presented the plat application submitted by Astoria Homes for Property ID 80418, Legal Description A0781 M MOORE, ACRES 32.0, also known as W Locust, and Property ID 80419, Legal Description A0781 M MOORE, ACRES 68, also known as CR 5065, consistent with the new PD2 requirements, and having received the recommendation of the Planning & Zoning Commission.

Motion: Bobby Hanson moved to approve the plat application. Second: Charles Wrenn Result: Motion carried Vote: 5-0

E. Resolution 260120-02 – held a public hearing regarding Resolution No. 260120-02, creating the Tiger Crossing Public Improvement District and ordering public improvements made for the benefit of such District.

PH Open: 7:37 PM upon the motion of Al Stephens and seconded by Darrell Grintz. PH Closed: 7:48 PM.

Motion: After closing the public hearing, Darrell Grintz moved to approve the resolution creating the PID.

Second: Bobby Hanson Result: Motion passed. Vote: 5-0

F. Resolution 260120-03 – George presented a resolution authorizing the negotiation and execution by the City Administrator of documents necessary to effectuate licensing agreements with Railroad Management Company for easements on railroad property.

Motion: Al Stephens moved to approve the resolution. Second: Bobby Hanson

Result: Motion carried Vote: 5-0



G. Resolution 260120-04 – George presented a resolution authorizing the negotiation and execution by the city administrator to claim unclaimed funds held by the state.

Motion: Bobby Hanson moved to approve the resolution. Second: Darrell Grintz

Result: Motion carried Vote: 5-0

H. Ordinance 260120-05 –George introduced an ordinance amending Chapter 14A, section 27.9 ‘Sale of Alcoholic Beverages’ to require a permit or license for beer and wine sales for off-premises consumption and establishing a fee.

Motion: Al Stephens moved to approve the ordinance. Second: Charles Wrenn

Result: Motion carried Vote: 5-0

I. Resolution 260120-06 – George presented a resolution designating an official newspaper for 2026.

Motion: Darrell Grintz moved to approve the resolution. Second: Bobby Hanson

Result: Motion carried Vote: 5-0

9. Executive Session

Upon motion of Billy Wayne Martin and second by Darrell Grintz, the Council recessed into Executive Session at 7:50 PM under Texas Government Code §551.074. Adjourned at 8:27 PM.

10. Reconvene Into Open Session

Council reconvened at 8:30 PM. Upon motion of Bobby Hanson, seconded by Billy Wayne Martin. Action: Council mentioned a positive review of the city administrator. No action was taken by the council on matters discussed in executive session.

12. Adjournment

Meeting adjourned at 8:34 PM upon a motion from Billy Waye Martin and seconded by Darrell Grintz.



CITY OF LEONARD, TEXAS

APPROVED:

Mayor Michael Pye



ATTEST:

Melissa Verde

Melissa Verde, City Secretary

