



**MINUTES OF REGULAR PUBLIC MEETING**  
**December 11, 2023**

**Council Approved on January 23, 2024**

1. **CALL TO ORDER**-Mayor Grisham called the meeting to order at 5:30pm
2. **ROLL CALL**-Members present for roll call were as follows; to wit: Mayor Grisham, Councilwoman Gonzales, Councilwoman Spears, Councilwoman Brown, Councilwoman Klepac and Councilwoman Amick.
3. **INVOCATION**- Councilwoman Gonzales gave the invocation.
4. **PUBLIC COMMENT** *(Limited to Three minutes per person)*- Frank Haardt and Steve Mitchell requested to speak on item B.
5. **Mayor Report**: Mayor Grisham stated she appreciates all the work the city employees have done, they went above and beyond with their duties and decorating for Christmas. Thank you to Dean and his wife for purchasing the new light to shine on the flag at the cemetery.
6. **Public Works Report**: Public Works director Thompson stated we will be sending out another letter regarding the quality of the city water, this will be for 4<sup>th</sup> quarter. Thompson and city crew have been working on water leaks, some sewer lines, filling more pot holes. Councilwoman Klepac asked what the lake level was, Thompson said around 27%. Councilwoman Amick asked how the new pot hole filler was working, Thompson stated that so far it was good but hard to get a good test on it with all the rain, once the rain stops, they will fill more pot holes, hopefully they can get a lot of them filled. Mayor Grisham stated she would like to see the zipper going again, maybe go back to dirt roads.
7. **Police Chief Report**: Chief Cotton went over stat sheet, November was a busy month, felony reports, misc. reports, have had a heavier call load, open records request along with tickets. David added they sent out 11 letters for Weed and Home violations.
8. **Emergency Management Report**: N/A.
9. **Parks Committee Report**: N/A
10. **DD Report**: Jerry Leonard spoke on behalf of DD, he briefed council on the DD upcoming events, attached to minutes.
11. **Chamber of Commerce**: N/A.
12. **Library Report**: N/A
13. **Municipal Court Report**: Council was given a handout from the Judge explaining the monies brought in by the court.
14. **City Secretaries' Report**: Secretary Harbour thanked all the employee's for helping with decorations, she also thanked Dean for loaning his guys to help, Laura for her husbands help and Diana Klepac for also helping, we couldn't have done it without them.
15. **City Administrator Report**: City Administrator Denman went over financials
16. **CONSENT (AUTOMATIC APPROVAL) AGENDA**: *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

- Minutes: November 13, 2023 - Councilwoman Spears made a motion to approve minutes with corrections. Councilwoman Gonzales seconds that motion. All members present were in favor. Motion carried.

**17. REGULAR AGENDA:** *(Discuss and consider the following items)*

- A. **Library Hours and Operation** – Librarian Hurteau discussed her hours, she stated the hours are when she can be there basically, she has developed a chronic illness that's not going to get better. She has spoke to the library in Comanche regarding volunteers to help. She has to go to the Dr several times a month if not every week. She has spoke with a lady that could possibly work part time, meaning when Rebecca can't physically be there, the part time person can be. Rebecca went on to state she has been working on getting stem kits for the younger children, she was awarded a grant for



a computer system for children ages 2-8 literacy program, the computer has been ordered. After much discussion over a part time employee, the council set a council meeting for Thursday the 21<sup>st</sup> to speak with applicant and possibly hire.

- B. Possible annexation of a portion of Highway 16 from the existing City limits to property and including property owned by Greg Hammit, described as approximately 4.83 acres, of the A01704 David Windsor Abstract and 24.35 acres of A00620 Green Acres Lee Abstract –** Mr. Denman read an email from the cities engineer regarding the annexation. Mr. Hammit stated the houses are going to be in the price range of \$250,000 to \$300,000. Councilwoman Brown asked what teacher can afford that price range. Mayor Grisham explained that our pay scale is a lot less than others. Councilwoman Amick asked why would someone move to De Leon with little amenities besides a good school district but we don't offer what other schools do. A ½ acre lot at \$300,000 with zero amenities what would the attraction be? Mr. Hammit stated that being this close to Stephenville helps, people want to live in a smaller environment with a short drive to the bigger amenities. If that is the case then it wouldn't help De Leon out much, the tax dollars would still be going to the bigger towns. Steve Mitchell then asked would I be forced to be in the city limits and where will the line be? Mr. Denman stated no you would not be in the city limits; the line would be right next to your fence. Mr. Mitchell asked with the 50+ homes in the city limits right next to me would that affect my ground water? Mr. Thompson replied no it should not affect your water, the annexation is just the highway and the Hammit property. Mr. Mitchell stated I don't want to live in town or beside 50 homes on 30 acres, he has about 245-40 deer that roam that area, if people move in there all the deer would be gone, he then suggested maybe there should be an environmental survey or the environmental protection agency called in. Frank Haardt then spoke, what will this do to my property taxes, is there going to be a privacy fence put up so dogs won't run wild, can the city afford to serve 50 houses when we have another drought, and what about the sewer plant can it handle adding that load? He wants to see De Leon expand also, all the neighbors have cattle, horses etc., are the people moving in going to complain about this, what about the drainage will it back up on my drive way if we get a hard rain, how are the neighbors around this going to be protected? He stated he isn't against the expansion but would like these questions answered. Mr. Thompson added that Mr. Hammit did say there would be deed restrictions. Mr. Hammit said there will not be mobile homes in these locations, the drainage will be fully engineered, will probably have a retention plan, and I understand both neighbors want a security fence to protect their horses, cattle etc. Toney Prather with the EDC added neighbors have concerns that will Mr. Hammit's issue to solve, you the City Council have a responsibility to De Leon, do you want to grow the City of De Leon? The Land owner will have to deal with the neighbors. Councilwoman Klepac said she would love to see it happen but retirees can't afford these prices. Councilwoman Amick said we have houses intown that need to be torn down, we keep spreading out, why can't we get the lots and houses done that are already in the city limits? Councilwoman Gonzales made a motion to get City attorney to draw up a developer agreement along with the annexation process. Councilwoman Klepac seconds that motion. Councilwoman Spears, Gonzales and Klepac were for the motion. Councilwoman Amick and Brown were opposed. Motion carried.



- C. **Ordinance #017-23, 2022-2023 End of Year Budget Amendments** – Councilwoman Spears made a motion to approve Ordinance #017-23. Councilwoman Amick seconds that motion. All members present were in favor.

- **ITEMS OF COMMUNITY INTEREST: -**
- Expression of thanks, congratulations or condolences-
- Information regarding holiday closings
- Honorary recognition of City officials, employees, or other citizens
- Reminders about upcoming events sponsored by the City or other entity that is scheduled to be attended by a city official or City employee.

18. **ADJOURN:** Mayor Grisham adjourned the meeting at 7:42 pm

**CERTIFICATION**

I, Melenda K. Harbour, City Secretary for the City of De Leon, Texas, do hereby certify that the above and foregoing is true and correct of the regular meeting by the City Council of the City of De Leon and of the minutes pertaining thereto on the 11<sup>th</sup> day of December, 2023

**Melenda K. Harbour,**  
*City Secretary*

Minutes **PASSED AND APPROVED** by the City Council of the City of De Leon on the 23<sup>rd</sup> day of January, 2024.

  
Jan Grisham, Mayor

**ATTEST:**  
  
Melenda K. Harbour, City Secretary

