



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday, February 10, 2026

6:00 PM

MPR EVENT CENTER –
60 Morgan's Point Blvd

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

1. Call to Order

Meeting was called to order by Mayor, James Snyder, at 6:20 PM

PRESENT:

James Snyder
Dorothy Allyn
Bruce Leonhardt
Roxanne Stryker
Stephen Bishop
Samuel Pallin (Remote)

ABSENT:

None

Neale Potts, City Attorney
Ashlynn Uschek, CTCOG

Staff: Dennis Baldwin, City Manager

2. Invocation

Roxanne Stryker

3. Pledge of Allegiance

Stephen Bishop

4. Citizen Comment on Agenda Items

This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

Donna Hartman, 112 Great West Loop, MPR

Resident expressed appreciation to Ken Hobbs, Chair of the Planning and Zoning Commission, and to Building Official Mike Reeves for their work in incorporating recommended updates to Building Code, Chapter 3.

It was noted that five candidates have filed for the 2026 elections. A Meet and Greet event for the candidates has been scheduled for April at the Event Center.

Resident discussed concerns regarding variances for septic systems. She noted that historically the city has not played a role in approving septic systems, as this responsibility has rested with Bell County. She emphasized that septic evaluations and approvals should remain with the county's experts, who are best equipped to determine whether a proposed septic system will operate successfully or to assist homeowners in identifying an appropriate and effective solution.

Andrea Hankins, 35 Tanyard, MPR

Resident addressed the Mayor, City Council, and City staff regarding the time limits for occupancy of campers, requesting that the Council consider establishing or reviewing regulations related to the duration of such occupancy.

5. Consent Agenda

All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember request that an item be removed for separate discussion. Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.

Minutes

- a. MN-26-003** Consider Minutes of Regular Session City Council Meeting on December 9, 2025

Motion made to approve the minutes by Allyn, Seconded by Stryker

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

6. Ordinances

- a. OR-26-001** Discuss and consider Chapter 3 (edited version)

Motion made to table pending changes to Chapter 3 (edited version) by Stryker, Seconded by Allyn.

Voting Yea: Leonhardt, Bishop, and Pallin

Motion tabled (5-0)

- b. OR-26-002** Discuss and consider Chapter 6 (edited version)

Motion made to table pending changes to Chapter 6 by Stryker, Allyn

Voting Yea: Leonhardt, Bishop, and Pallin

Motion tabled (5-0)

7. Resolutions

- a. RS-26-003** Discuss and consider a resolution Calling and Ordering a General Election to be held on May 2, 2026.

Motion to approve Stryker, Leonhardt

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

- b. RS-26-004** Discuss and consider a resolution Appointing Election Officers for the City General Election.

Motion made to approve by Allyn, Seconded by Stryker

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

- c. RS-26-005** Discuss and consider a memorandum/resolution to appoint Kim Helka as Vice Chair on the Library Board.

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

- d. RS-26-006** Discuss and consider a memorandum/resolution 20 Quail Loop septic variance.

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

- e. RS-26-007** Discuss and consider a memorandum/resolution 14 South Robin carport variance

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

8. Finance Director Updates

Mary Tolman presented FY 23-24 Audit. Several areas were impacted due to errors made in cash, correcting and ensuring those areas are correct and resolved. As soon as the fieldwork is complete, they will work on drafting the report. We are currently working through programming errors for the FY 24-25

Audit. Bank reconciliations are 98% complete.

City Council will provide availability for the next 60 days to City Secretary, so when it arrives, we can call for a special session to bring to the table.

Revenue and Expenditure Report does reflect approved budget amendments and transfers. Budget updates will be forthcoming after Budget Mid-Year with department staff tentatively rescheduled on February 25th. Projected target to be accurate March 31, 2026.

Staff issues during conversions, sign offs that were not correct – and most issues have been self-imposed by the city.

9. City Manager Update

Dennis Balwin shared that Dia Valentin, Director of Administrative Services, has done a great job with changes on the website. Code Red now has 147 users. There will be a 12-week social media Marketing Campaign to get residents signed up.

Residents have had challenges with paying their water bill. An ordinance with consensus on a Round-Up Program to help residents out with donation on billing. A process of approval will need to be in place to protect the fund.

Debris Remediation program is far behind – a force multiplier will be implemented to one day a week volunteer. Mayor explained the different phases that will be in place.

TXDOT at Sobrante with the crosswalk will probably be done by September. A secondary project to request for signs will need to be placed with TXDOT.

John Ansey Park meeting is scheduled tomorrow to get a phasing diagram done to get the project moving faster.

Drainage funding program in the works.

In replacing the Fire apparatus, the shock failed and we are waiting on a replacement part from up North.

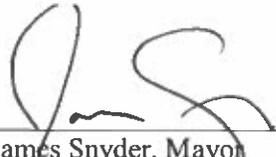
Marina work was done in December. The dock repairs will need done in 2027.

FEMA extensions will need to be submitted for mold remediation.

10. Adjournment

The meeting adjourned by Mayor James Snyder at 7:22 PM

I certify that a copy of the 2-10-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 2-04-2026 at 4:00 PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. For further information please contact the City Secretary's office at 254-780-1334 ext. 104.



James Snyder, Mayor
City of Morgan's Point Resort, Texas 76513



Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513

