



## City of Morgan's Point Resort

### MINUTES

#### City Council Regular Session

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Tuesday, March 10, 2026

6:00 PM

MPR EVENT CENTER  
60 Morgan's Point Blvd

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To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

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#### 1. Call to Order

Meeting was called to order by Mayor, James Snyder, at 6:15 PM

PRESENT:

James Snyder

Dorothy Allyn

Bruce Leonhardt

Roxanne Stryker (Remote)

Stephen Bishop

Samuel Pallin

ABSENT:

None

Neale Potts, City Attorney

Staff: Dennis Baldwin, City Manager

#### 2. Invocation

Stephen Bishop

#### 3. Pledge of Allegiance

Stephen Bishop

#### 4. Citizen Comments 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.*

#### Denise Seibert, 114 Great West Loop, MPR

Resident thanked the Mayor, City Council, and city staff for their assistance to those affected by the California fires. She expressed concern regarding the audits related to the Senate Bill and the upcoming March deadline. With the 250th anniversary of Independence Day approaching, she suggested the city

consider a special way to commemorate the July 4th celebration, such as a commemorative flag or a gathering at the fire station. She also extended her appreciation to the City Manager for his dedicated service and continued commitment to the community.

5. **Consent Agenda**

6. **Minutes**

**a. MN-26-005** Discuss and take appropriate action on the Minutes of Regular Session City Council Meeting on January 13, 2026.

**b. MN-26-006** Discuss and take appropriate action on the Minutes of Regular Session City Council Meeting on February 10, 2026.

Motion to approve both set of minutes by Pallin, seconded by Leonhardt

Voting Yea: Allyn, Stryker and Bishop

*Motion passed by unanimous vote (5:0)*

7. **Ordinance(s)**

**a. PH-26-001** Hold a public hearing for Budget Amendments recognizing Revenues and Expenditures for fiscal year 2025-2026 and the carry forward of fiscal year 2024-2025 revenue and expenditure accounts.

Public Hearing was opened at 6:21 PM

Public Hearing was closed at 6:21 PM

**b. OR-26-003** Discuss and take appropriate action on an Ordinance approving the FY 2025-2026 Budget Amendment recognizing revenues and expenditures.

Motion to approve recognizing the revenue of \$30,500.00 by Allyn, seconded by Bishop

Voting Yea: Leonhardt, Stryker and Pallin

*Motion passed by unanimous vote (5:0)*

**c. OR-26-004** Discuss and take appropriate action on an Ordinance approving a FY 2025-2026 Budget Amendment authorizing the carry forward of fiscal year 2024-2025 revenue and expenditure accounts.

Motion to approve amended ordinance to state the \$60,000 is for Ansay Park improvements carried over from FY 2025 and to correct typo of the word "law" by Allyn, seconded by Stryker

Voting Yea: Leonhardt, Bishop and Pallin

*Motion passed by unanimous vote (5:0)*

**d. OR-26-005** Discuss and take appropriate action on amendment to Ordinance on Sec. 2.01.007 – Impoundment of Animals.

Motion to adopt ordinance by Allyn, Seconded by Leonhardt

Voting Yea: Stryker, Bishop and Pallin

*Motion passed by unanimous vote (5:0)*

- e. OR-26-006** Discuss and take appropriate action on an Ordinance to approve 20 Quail Loop septic variance.

No further action. Motion tabled by Pallin, seconded by Allyn.

Voting Yea: Leonhardt, Stryker and Bishop

*Motion passed by unanimous vote (5:0)*

**8. Resolution(s)**

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

Motion to accept by Leonhardt, Seconded by Bishop

Voting Yea: Allyn, Stryker and Pallin

*Motion passed by unanimous vote (5:0)*

- b. RS-26-008** Discuss and take appropriate action on a memorandum/resolution to authorize ACM/CFO, Mary Tolman, to serve as the Designed Officer under Texas Local Government Code 105.011 to initiate the competitive solicitation process for city depository banking services.

Motion to accept the resolution as red-lined by Leonhardt, Seconded by Pallin

Voting Yea: Allyn, Stryker, and Bishop

*Motion passed by unanimous vote (5:0)*

- c. RS-26-009** Discuss and take appropriate action on a memorandum/resolution to accept a Rural VFD Assistance Program Grant in the amount of \$10,000 and authorize the City Manager to execute any and all documents related to said grant.

Motion to approve by Stryker, Seconded by Bishop

Voting Yea: Allyn, Leonhardt, and Pallin

*Motion passed by unanimous vote (5:0)*

- d. RS-26-010** Discuss and take appropriate action on a memorandum/resolution to reappoint EDC Board Members – Scott Fournier, Greg Weisman, and Ted Teegarden for another two-year term.

Motion to approve by Leonhardt, Seconded by Allyn

Voting Yea: Stryker, Bishop, and Pallin

*Motion passed by unanimous vote (5:0)*

- e. RS-26-012** Discuss and take appropriate action on a memorandum/resolution to authorize the City to enter into agreement allowing an application for the Homeland Security grant.

Motion to approve, made by Pallin, with amended wording stating that it is not anticipated the City would need to provide a match; seconded by Allyn.

Voting Yea: Stryker, Leonhardt, and Bishop

*Motion passed by unanimous vote (5:0)*

#### **9. Finance Director Updates**

The Finance Director/ACM, Mary Tolman, spoke during Workshop. No further discussion.

#### **10. City Manager Updates**

The City Manager, Dennis Baldwin, introduced the Public Works Director, BJ Sheible, to share updates with the sidewalk project and the City Hall project and the Marina.

Sheible reported that the sidewalk project has officially begun, with concrete poured yesterday. At City Hall, the roof replacement is complete, and painting is scheduled for this weekend. The roofing crew is expected to return next Tuesday to reinstall the gutters.

Sheible also shared that the Marina contract was signed today. Updates at the Marina include new windows, doors, and screens. He expressed appreciation to Dia for her assistance in helping move the projects forward.

Baldwin shared updates that include that next week there will be a briefing on sirens. Two sirens needed upgraded at \$17,000 to come to next meeting for discussion.

Baldwin encouraged residents to sign up for Code Red – as the campaign has been kicked off.

Water wells will be discussed next week with the engineers at the staff level.

Update on Parks:

- John Ansay Park. The Parks and Rec Committee will move forward and present Resolution to adopt the Concept plan.
- Kleypas Park – We just received the renewal from the Corps of Engineers and staff did a wonderful job.
- The Corps of Engineers said the fuel tank and restrooms at the Marina are in the flowage of their easement.
- Smith Park – Briefing to provide a site map and a land survey.
- Rogers Park – Recommend having a baseline established. The Corps of Engineers are short-staffed and are not able to do anything.
- The Park Masterplan is 10 years old and needs to be updated.

The website updates have been tightened up to get things out faster without as many glitches.

The Residential Utility Assistance Funds Update will be provided next week.

Elections are coming up. Dates shared for City/School Early Elections April 20-28. May 2<sup>nd</sup> is Election Day.

The Utility Billing readings – gallons lost and working on dollar amount.

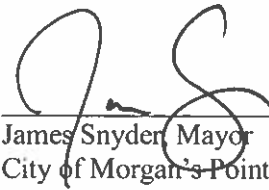
Allyn formally requested to start process with TxDot to propose a 4-way stoplight at the 4 Corners.

**11. Adjournment**

Mayor Snyder encouraged residents to attend the Meet & Greet, sign up for Code Red and to Stay Weather Alert.

The meeting was adjourned at 7:10 PM

I certify that a copy of the 3-10-2026 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 3-04-2026 at 4:00 PM and remained posted continuously for at least 72 hours preceding 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. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information.



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



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

