



## City of Morgan's Point Resort

### Minutes

#### City Council Regular Session

Tuesday December 9, 2025

6:00 PM

MPR EVENT CENTER – 60  
Morgan's Point Blvd

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 6:29 PM

PRESENT:

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

ABSENT:

None

Neale Potts, City Attorney  
Ashlynn Uschek, CTCOG

Staff: City Manager, Dennis Baldwin

#### 2. Invocation

Stephen Bishop

#### 3. Pledge of Allegiance

Roxanne Stryker

#### 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.*

a. **Shannon Brown, 4 Canyon Circle, MPR**

Resident addressed the Mayor, City Council and staff regarding her father's property that is currently listed for sale. Since the recent storm, there have been fencing issues along the property line. The survey shows the fence line ending at the property boundary, where a tree was knocked over during the storm. Resident requests a property inspection to assess storm-related damage to provide recommendations for repair and maintenance, including fencing, brush removal, and clearing of storm debris. After contact information was obtained from resident, city staff will follow up with her.

b. **Rhonda Holcomb, 3 Triton Drive, MPR**

Resident requested a future agenda item to discuss current ordinance and consider amendments to allow a reasonable number of chickens with clear regulations (coop placement, sanitation, rooster restrictions). The resident previously had 20 chickens, received a citation, and has since reduced her flock to six.

c. **Donna Hartman, 112 Great West Loop, MPR**

Resident thanked the City for providing new microphones. Commented that our Holiday Celebration with Sante Fe on Friday night was a fun and enjoyable event. Special thanks to the Police, Fire, Maintenance, and Water Departments for participating as elves and to Judge Duffield for serving as Santa Claus for the last 37 years. This is a 40 year old MPR tradition.

5. **Public Hearing**

1. **PH-25-013** Hold a public hearing for 160 Lake Forest Drive carport variance request

There is no requirement for a variance request and the carport at 160 Lake Forest Drive is in compliance.

2. **RS-25-040** Discuss and consider a memorandum/resolution to approve 160 Lake Forest Drive carport variance request

Due to no requirement for variance request, no further action was taken.

3. **PH-25-014** Hold a public hearing for a Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

The Finance Director/ACM, Mary Tolman presented Budget Amendment to recognize the actual amount of a police grant in FYE 2025 and Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

Allyn identified the Resolution 25-021 as a budget variance and recommended revising the no budget amendment is needed for this \$1,600.

Baldwin recommends ~~confirmed~~ budget amendments be done on all grant variances in the future regardless of immateriality. ~~the ordinance was prepared correctly.~~ Staff recommended approval as presented.

Larry Hartman, 112 Great West Loop, MPR commented on whether repairs cover all Marina damages. He expressed concern that delaying work could lead to further damage and increased costs. Stated patrons should not bear repair costs.

For OR 25-022, Allyn also requested the fund balances affected be disclosed in the chart included in the

Resolution for clarification and transparency.

Balwin said the chart was fine as is and said the change was not necessary. Again, staff recommended approval as presented.

**4. OR-25-021 & 22** Discuss and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

Public Hearing Opened at 7:08 PM

The Finance Director/ACM, Mary Tolman, provided the Statement of Grant Award (SOGA) for the amendment on OR-25-021. We were initially awarded \$14,025.00 for the purchase of portable radios. The actual amount received and spent was \$12,356.46.

Allyn suggested this to be a budget variance instead of a budget amendment as the difference between budget and actual.

For OR-25-022, Tolman discussed and explained the amounts on the Amended Budget in the General Fund Expense with a Vehicle for Maintenance and Repair and Rifles/Armor, Drainage Expense with Engineering and Capital Improvement, Marina Expense with Building and Structure Maintenance and Fleet ISF Expense with Capital Expenditures.

Allyn suggested a revision to clarify that we are not going to spend additional money with this budget change and that it will come out of the Fund Balance.

Baldwin explained that the community has access to last year's budget which is posted and the account numbers would not match. The transfer made came from the General Fund, Operating Fund and not come from the Fund Balance.

Larry Hartman, 112 Great West Loop, MPR questioned if the amendment covered one hundred percent of the damage of the Marina.

Further discussion determined that if needed, a supplement would be done.

Closed Public Hearing at 7:23 PM

**6. Presentations**

**a. Library presentation - Pam Robinson, Library Chairperson**

Library is located in City Hall. The Library Board meets on the 3rd Wednesday of each month to maintain the library. Library is automated; residents can check out books with 1 card per family.

Currently 393 library cards issued. New scanner installed in the library. There are 4 "Take a Book" boxes where residents can take or leave books.

Summer Reading Program: 4 weeks, last 2 weeks in July and the first two weeks in August. This year's theme: Amazing Science (topics included tornadoes, hurricanes). Last week featured forensics; children enjoyed fingerprinting activity. 7th Annual Library Art Show was held successfully. New Feature: Jimbo's Titanic LEGO display. Appreciation extended to volunteers who helped set up and donated wine and food. Friends of the Mary Briggs Library was established through fundraising efforts.

**b. Donation Presentation, Chris & Mike Cliffhouse Condos**

Mike and Victor, of the Cliffhouse Condo Association Board presented a check for \$500.00 as a donation to MPR's Dive Team and extended thankfulness of service to the Mayor, City Council, and staff for their support.

## **7. 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 Session Agenda will be considered immediately following the motion to approve the Consent Session Agenda.*

## **8. Minutes**

- a. **MN-25-027** Consider Minutes of Regular Session City Council Meeting on November 12, 2025
- b. **MN-25-028** Consider Minutes of Special Session City Council Meeting on November 18, 2025

Allyn to make a motion to approve both sets of minutes from November 12, 2025, and November 18, 2025, as revised. Seconded by Stryker.

Voting Yea: Leonhardt, Bishop, Pallin

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

## **9. Ordinances**

- a. **OR 25-021** Discuss and consider an Ordinance approving FY 2025 Budget Amendment recognizing Revenues and Expenses.

Leonhardt moved to approve as stated, Seconded by Stryker.

Voting Yea: Pallin, Bishop

Voting Nay: Allyn

*Motion passed by (4:1) vote*

- b. **OR 25-022** Discuss and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025.

Stryker moved to approve, Seconded by Leonhardt.

Voting Yea: Pallin, Bishop

Voting Nay: Allyn

*Motion passed by (4:1) vote*

## **10. Resolutions**

- a. **RS 25-037** Discuss and consider a memorandum/resolution appointing members Andrew Roberts and Maria Martinez to the Planning and Zoning Commission

Motion made to approve memorandum/resolution appointing these members to the Planning and Zoning Commission as well as extending the terms of Les Minor, Ken Hobbs and Louis Guilliard to 9-30-27.

Motion made by Stryker, Seconded by Pallin.

Voting Yea: Allyn, Leonhardt, and Bishop

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

b. **RS 25-041** Discuss and consider a memorandum/resolution to authorize the City Manager to enter into a contract for the purchase of a Caterpillar 60 KW Diesel Generator for the Public Safety Center

Stryker to make a motion to authorize City Manager to enter into contract to approve, contingent upon followup information to come from our police chief with fuel tank size, lead time, and specs, Seconded by Pallin

Voting Yea: Allyn, Leonhardt, and Bishop.

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

c. **RS 25-042** Discuss and consider a memorandum/resolution to approve 16 Archer septic system and issue a variance due to lot size not in compliance with MPR Ordinance of ½ acre

Motion made to approve memorandum/resolution for variance for 16 Archer septic system

Motion made by Allyn, Seconded by Pallin.

Voting Yea: Stryker, Bishop, and Leonhardt

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

d. **RS 25-043** Discuss and consider a memorandum/resolution to approve 95 Buena Vista septic system and issue a variance due to lot size not in compliance with MPR Ordinance of ½ acre

Motion made to approve memorandum/resolution for variance for 95 Buena Vista septic system

Motion made by Stryker, Seconded by Leonhardt

Voting Yea: Allyn, Pallin, and Bishop

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

e. **RS 25-044** Discuss and consider a memorandum/resolution to approve 3 West Aztec accessory building variance

Stryker to make a motion to accept the Resolution for this variance with the addition to the resolution for the accessory building not to exceed 1500 SQFT., Bishop seconded.

Voting Yea: Allyn, Leonhardt, and Pallin

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

f. **RS 25-045** Discuss and consider a memorandum/resolution to replat, trailer use, and new build at 18 Mustang

Allyn to make a motion to accept variation to include allowing the construction trailer on the premises for 18 months, Seconded by Pallin.

Voting Yea: Leonhardt, Stryker, and Bishop

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

- g. **RS 25-046** Discuss and consider a memorandum/resolution to accept a Library Board member resignation and declare a vacancy

Pallin to make a motion to approve Misty Ballard's resignation, Seconded by Stryker.

Voting Yea: Allyn, Leonhardt, and Bishop

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

- h. **RS 25-047** Discuss and consider a memorandum/resolution to approve changes to authorized representatives on behalf of the City for Horizon Bank

Bishop to make a motion to approve changes as stated, Seconded by Leonhardt.

Voting Yea: Allyn, Stryker, and Pallin

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

- i. **RS 25-048** Discuss and consider a memorandum/resolution to adopt an Investment Policy in accordance with Texas Government Code Chapters 2256 (the "Public Funds Investment Act") and 2257 (the "Public Funds Collateral Act")

Stryker to make a motion to approve with the recommended requirement of change of hours from 10 hours to 8 hours follow memo, Seconded by Leonhardt

Voting Yea: Bishop and Pallin

Voting Nay: Allyn

*(4-1) Motion passed*

## **11. Finance Director Updates – (Mary Tolman)**

The Finance Director/ACM, Mary Tolman, provided an update Provided updates on Finance, Audit, and FEMA matters. Noted that TML Insurance adjustor will meet next week regarding Marina repairs. Discussed reconciliation process with FEMA. Updates provided on Utility Billing and Cash Receipting processes. Internal evaluation of the City of MPR website was discussed.

## **12. City Manager Updates – (Dennis Baldwin)**

The City Manager, Dennis Baldwin, reported inspections with the Corps of Engineers at Kleypas Park and other locations; all went well. Required environmental site review with TCEQ and KPA Engineers for water permits. Mentioned Smith Park is included in the Corps 642 property; raised concerns about the bridge. Recommended there be a petition in writing for voluntary annexation.

10.02.067 – Short Term Ordinances

10.02.068 – Amended Plats

### **13. Executive Session**

The City Council adjourned into Executive Session at 7:44 PM to discuss the following:

- a. Personnel matters, pursuant to Section 551.074 of the Texas Government Code
- a. A discussion of real Property Section 551.072 of the Texas Government Code –Voluntary Annexation

City Council Reconvenes at 9:02 PM.

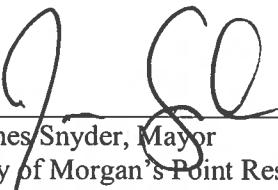
### **14. Discussion and possible actions resulting from Executive Session**

No final action was taken.

### **15. Adjournment**

The meeting adjourned by Mayor James Snyder at 10:45 PM

I certify that a copy of the 12-09-2025 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 12-03-2025 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 .

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

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

