



**CITY COUNCIL MEETING REGULAR SESSION**

**Tuesday, May 14, 2024, 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)**

**1. Call to Order, Invocation, & Pledge of Allegiance**

Meeting called to order by Mayor, Dennis Green, at 6:00 pm

Pledge and invocation given by Samir Vohra and Noah Featherstone

**PRESENT**

Dennis Green  
Dorothy Allyn  
Jimbo Snyder  
Pat Clune  
Roxanne Stryker  
Stephen Bishop

**2. Announcement and Citizen Comments**

*This is an opportunity for members of the public to suggest the addition of topics for 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 Lp, MPR TX - Gave welcome to City Manager, Dennis M Baldwin. Expressed appreciation to Interim City Manager, Uryan Nelson, for his help to the City.

Mayor Green expressed thanks to Uryan Nelson.

Councilmember Roxanne Stryker presented a thank you and farewell gift to Uryan Nelson from the Mayor, City Council, Staff and Community.

**a. Club and Organization Reports**

*(Video 4:58)*

Pam Robinson, Mary Ruth Briggs Library Chair - Report given on The Elders; May's meeting location has been changed to the library instead of at the Event Center. June meeting will return to Event Center Location. Informed everyone of the fire hydrant, Rusty, raffle. The winner will be announced at the July

## MINUTES

9th council meeting. Saturday May 18th from 1-3 pm, Jordan Petter; Meet The Author. Beginning June 1st through August 18th, the library and the fire department will co-host a Children's Program

For more details see video/packet

### **3. 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.*

*(Video 8:23)*

*The interim city manager, Uryan Nelson, removed items (f) and (g) from this Agenda as (f) has changed their application and (g) needed more clarification.*

Motion made to remove item "h" from Consent Agenda to consider separately

Motion made by Bishop, Seconded by Stryker.

Voting Yea: Allyn, Snyder, Clune

Passed

Motion made to accept Consent Agenda (less items (f), (g) and (h) with corrections made to minutes, resolutions, and number of lots in (e).

Motion made by Stryker, Seconded by Allyn.

Voting Yea: Snyder, Clune, Bishop

Passed

- a. Approve April 9, 2024, Regular Session Minutes (**Page 4**), *as corrected*
- b. Approve April 19, 2024, Special Session Minutes (**Page 13**)
- c. Discuss and Consider - Approving Resolution 2024.05 appointing Ted Teegarden to EDC Board of Directors (**Page 15**), *as corrected*
- d. Discuss and Consider - Resolution 2024.11 appointing Sharlet Sladeczek to Library Board (**Page 20**), *as corrected*
- e. Discuss and Consider - Combining two lots into one on Dogwood Estate (**Page 22**) As clarified by our interim city manager, Uryan Nelson, this request is actually for 3 lots into 1.

Legal Description: MORGANS POINT RESORT SECTION 16, BLOCK 002, LOT 0012

Property ID: 76260

- f. Discuss and Consider - Replat of McIntyre addition (**Page 29**), *Removed from Agenda*

Legal Description: MORGANS POINT RESORT SECTION 8A, BLOCK 013, LOT 0003

Property ID: 113928

## MINUTES

- g. Discuss and Consider - Replat of Gelzer property (*Page 36*), *Removed from Agenda*

Legal Description: A0812BC S P TERRY, ACRES 1.027

Property ID: 124341

Discussed and Considered separately:

- h. Discuss and Consider - Replat of Ramba Subdivision (*Page 64*)

Legal Description: LAKEWOOD RANCHES SECTION TWO, BLOCK 001, LOT PT 18, (18, LESS E 110'), ACRES 4.19

Property ID: 12620

Motion made to accept Item h

Motion made by Allyn, Seconded by Stryker.

Voting Yea: Snyder, Clune

Voting Abstaining: Bishop

Passed

### **4. Committee Reports**

(Video 15:00)

- a. Ladies Auxiliary Report

See Packet

- b. Economic Development Corporation Report

Linda Bridges, EDC President - 3rd Saturday Market at John Ansay Park from 5:00 pm - 7:30 pm; 1st community engagement booth will be available at the park; EDC would like to schedule meeting with council in early June; Summer Fest will have double the food vendors this year.

- c. Library Board Report - discussed under Citizen's Comments

(Video 5:00)

- d. Planning and Zoning Committee Report

See Packet

- e. Parks and Recreation Committee Report

Stephen Bishop - Working on grant for Ansay park. Survey has been released. Meetings are every third Wednesday at the Priority Charter School at 6pm.

- f. Communications Department Report

See Packet

### **5. Department Reports**

## MINUTES

a. Maintenance Department Report

See Packet

b. Fire Department Report

See Packet

c. Finance Department Report

See Packet

d. Marina Department Report

Ronald Snow - Gave update on marina water levels, construction progress and access.

e. Water Department Report

See Packet

f. Code Enforcement Report

See Packet

g. Police Department Report

See Packet

### **6. Regular Agenda**

a. Discuss and Consider - Selection of Mayor Pro-Tempore (*Page 139*)

(*Video 21:00*)

Councilmember Dorothy Allyn nominated Roxanne Stryker to serve as Mayor Pro-Tempore

Unanimously Passed

Roxanne Stryker will serve another year as Mayor Pro-Tempore

b. Discuss and Consider - Resolution 2024.12, accepting Fiscal Year Ending September 30, 2021, Audit Report (*Page 140*)

(*Video 23:22*)

Audit presentation given by Louis Breedlove with Brooks Watson

Motion made to table Resolution 2024.12 until June council meeting as the Audit Report was not given to Council until yesterday and Council needs time to review it.

Motion made by Allyn, Seconded by Stryker.

Voting Yea: Snyder, Clune, Bishop

Tabled until the June meeting

## MINUTES

- c. Discuss and Consider - Road Study (*Page 143*)

(Video 35:48)

Uryan Nelson gave an update on the Road Study. Roads have been evaluated by ARA engineering company, under the task order with Cobb Findley. An analysis and prioritization will be done and presented within 3-4 months.

- d. Discuss and Consider - City Comprehensive Development Plan (*Page 144*)

(Video 37:00)

Uryan Nelson gave an update on Comprehensive Plan. Five of the 12 chapters were emailed out. City Manager Dennis Baldwin will be managing this process with all the appropriate groups involved.

The Steering Committee will be given this information soon

- e. Discuss and Consider - Approving Boy Scout Project (*Page 145*)

(Video 41:42)

Motion made to approve Boy Scout Project

Motion made by Clune, Seconded by Bishop.

Voting Yea: Allyn, Snyder, Stryker

Passed

### **7. City Manager's Updates**

- a. City Manager Transition by Interim Manager, Uryan Nelson

(Video 44:31)

Assisted with the recruitment efforts for the City Manager

Executed the task order with Cobb Fendley and begun the road study by ARA

Identified water concerns

Completed the FYE 2021 audit and the report was presented to Council.

Transition concerns include: water availability, drainage issues, speed limits and stop signs, FM 2483 Master Plan, FM 2483 sidewalk grant and Ansay Park repairs and improvements.

City Manager, Dennis Baldwin, gave a summary of his assessment of the city and how he would like to tackle identified issues.

### **Items for Future Agendas**

(Video 55:56)

Audits

Enterprise Rates with Department Head recommendations

## MINUTES

Road study

Leave policy & Catastrophic leave policy

Traffic signs

### **8. City Council Comments**

*(Video 59:10)*

All Council members welcomed Dennis Baldwin to the city

### **9. Adjourn into Executive Session**

*The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.*

*551.071 (Consultation with Attorney)*

Adjourned at 7:04 pm

- a. Adjourn into Executive Session pursuant to Section 551.073 of the Texas Local Government Code to discuss a potential gift or real property to the City

### **10. Reconvene into Public Session**

Reconvened public session at 7:33 pm. No action taken at the Executive Session

### **11. Adjournment**

*All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).*

Adjourned at 7:33 pm

I certify that a copy of the \_\_5-14-2024\_\_ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the \_\_5-10-2024\_\_ at 4:00PM and remained posted continuously for at least 72 hours succeeding 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 254-742-3206 for further information.

MINUTES



Dennis Green, Mayor  
City of Morgan's Point Resort

ATTEST:



Camille Bowser, City Secretary  
City of Morgan's Point Resort