



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday, April 08, 2025

6:00 PM

MPR EVENT CENTER – 60

Morgan's Point Blvd

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

Call to Order

Invocation

Pledge of Allegiance

Presentations

1. Police Department Awards (*Chief Schuetze & Mayor Green*)
2. Proclamation for National Library Week (*Mayor Green*)

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.

Public Hearings

4. **PH-25-002** Conduct a Public Hearing amending the FY2025 adopted budget

OR-25-002 Discuss and consider an Ordinance to amend FY2025 adopted budget between Departments

OR-25-005 Discuss and consider an Ordinance to increase revenue and expenditures in multiple accounts/funds
5. **PH-25-003** Conduct a Public Hearing on a Specific Use Permit (SUP) Request

OR-25-003 Discuss and consider an Ordinance approving a SUP for property located at 43 Oakmont Cir, Morgan's Point Resort TX, 76513

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.

- [6.](#) **MN-25-004** Consider Minutes of Regular City Council Meeting on March 11, 2025

Interlocal Agreement(s)

- [7.](#) **ILA-25-01** Discuss and consider one of two Interlocal Government Agreements with Bell County in regard to platting in the extraterritorial jurisdiction of the City as required by Section 242.001, Local Government Code.

Resolutions

- [8.](#) **RS-25-012** Discuss and Consider a resolution/memorandum authorizing the City Manager to enter into an Interlocal Government Agreement with Bell County in regard to platting in the extraterritorial jurisdiction of the City as required by Section 242.001, Local Government Code.

Ordinances

- [9.](#) **OR-25-004** Consider an Ordinance to amend the Code of Ordinances, Chapter 8, Offenses and Nuisances, by adding section 8.01.003 establishing a curfew for parks; providing for exceptions; providing a penalty for violations; and providing an effective date

Financial Director Update

City Manager Updates

Adjournment

I certify that a copy of the ___4-8-2025___ 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 ___4-4-2025___ at 4:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. 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 254-742-3206 .

Camille Bowser, City Secretary

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting(s), this notice is being posted to meet the requirements of the Texas Open Meetings Act subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

LIBRARY COMMITTEE MTG: Mary Ruth Briggs Library, April 9, 2025, 7:00 pm-9:00pm

MPR COFFEE W/ A COP Public Safety Center, April 10, 2025, 7:00 am-9:00am

| | |
|---|--|
| AUXILIARY MTG: | Garrett and Mic Hill Event Center, April 10, 2025, 6:00pm-9:00pm |
| MPR COFFEE W/ A COUNCIL MEMBER: | Mary Ruth Briggs Library, April 11, 2025, 8:00am-10:00am |
| QUARTERLY CLEANUP: | Public Safety Center, April 12 and April 13, 2025, 8:00am-5:00pm |
| ROSES FOR HOSES 5K RUN: | Oakmont Park, April 12, 2025, 8:00am-12:00pm City Hall |
| LIBRARY VOLUNTEER WORKDAY: | Mary Ruth Briggs Library, April 16, 2025, 1:00pm-3:00pm |
| PARKS & REC MTG: | Priority Charter School Admin Conference Rm, April 16, 2025, 6:00pm-9pm |
| LIBRARY CLOSED FOR MAY 3, 2025, ELECTIONS: | Mary Ruth Briggs Library CLOSED, April 17, 2025 – May 3, 2025 |
| MPR COPS: | Garrett and Mic Hill Event Center, April 17, 2025, 7:00pm-9:00pm |
| MPR CITY HALL: | City Hall CLOSED for Good Friday, April 18, 2025 |
| MPR EASTER EVENT: | Ansay Park, April 19, 2025, 10:00am-12:00pm |
| CITY COUNCIL ELECTIONS EARLY VOTING: | Mary Ruth Briggs Library, April 22, 2025-April 29, 2025, <i>(excluding Sat & Sun)</i> 7:00am-4:00pm |
| PLANNING & ZONING WKSHP: | Garrett and Mic Hill Event Center, April 22, 2025, 5:00pm-6:00pm |
| PLANNING & ZONING MTG: | Garrett and Mic Hill Event Center, April 22, 2025, 6:00pm-8:00pm |
| MPR EXPLORERS: | Garrett and Mic Hill Event Center, April 24, 2025, 9:00am-12:00pm |
| EDC MEETING: | St. Cornelius Episcopal Church, April 24, 2025, 12:30pm-2:00pm |
| CITY COUNCIL ELECTIONS: | Mary Ruth Briggs Library, May 3, 2025, 7:00am-7:00pm |
| AUXILIARY MTG: | Garrett and Mic Hill Event Center, May 8, 2025, 6:00pm-9:00pm |
| CITY COUNCIL WKSHP: | Garrett and Mic Hill Event Center, May 13, 2025, 5:00pm-6:00pm |
| CITY COUNCIL MTG: | Garrett and Mic Hill Event Center, May 13, 2025, 6:00pm |

Fire Department Budget Amendment

Backup documentation

Grant Awards

TAMFS in an amount not to exceed \$100,000.00

Bell County in an amount not to exceed \$11,100.00

Donation

Ladies Auxiliary \$1,000.00

Grand Total

\$121,100.00

MORGAN'S POINT RESORT FIRE-RESCUE

MEMORANDUM



No. 2024-10.29

Date: October 29, 2024
To: Dennis Baldwin
Cc: BC Shane Sibley

Subject: TAMFS Large Truck Chassis Grant

I am pleased to announce that the fire-rescue department was awarded a \$100,000 grant from the Texas A&M Forest Service (TAMFS) for the expressed purpose of purchasing a "large truck chassis" as the basis for a new brush truck. The initial grant application was made on October 17, 2018 and has been updated each year since. The TAMFS Capacity Building Office meets in October to award grants intended to strengthen the wildfire suppression capacity of rural fire departments, awarding grants on a needs-based rating system.

The grant awarded is a 90/10 cost share. The City of Morgan's Point Resort will be responsible for \$11,112 of the purchase price to realize the full potential of the award. Note that Bell County offers a grant match program that could offset the City's responsibility entirely. Additional funding will be required to complete the build, once the grant has been accepted. To put this responsibility in context, the City paid \$27,353.37 in February of 2020 for a similar upfit. The department is in possession of the requisite fire pump for the build already.

The department has (2) brush trucks in the fleet: a 2003 LMTV built by WesTex under a similar grant in FY2020 and a 2012 Ford F550, built by AgMeir in 2012. This build will replace the 2012 as our frontline City unit, placing it in "ready reserve" status and as a reliable asset for TIFMAS deployment, strengthening that revenue stream in the process.

A decision is required by TAMFS by November 8, 2024. The grant expires October 25, 2025.

6 LAKE FOREST DRIVE | MORGAN'S POINT RESORT, TEXAS 76513
AN ISO CLASS 3 AGENCY

*Chief,
Please accept the
grant for the purpose
of holding the funding
for the opportunity to
CC to consider
acceptance actual
of new grant.*

Region: CentralCase # 363 FCID # 1076Fire Department: Morgans Point Resort Fire-Rescue

**Rural Volunteer Fire Department Assistance Program
FY 2025 Funding Meeting #1 – October 25, 2024
Approval Audit Checklist**

| State Audit Step | Yes | No |
|--|-------------------------------------|-------------------------------------|
| Is this the correct request on the funding meeting list? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| FAMIS Screen 203 - Are they on hold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| FAMIS Screen 203 - Is the W-9 date current? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| FAMIS Screen 203 - do the EIN and Charter # (if applicable) match to values shown in FireConnect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there an active approved W-9 in FireConnect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| TFS Vendor Verify - Are they on state vendor hold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If this is a truck or chassis, have they already received a truck in the 2 nd round? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the base rating on the Tentative Award Summary list match the base rating on the FD's profile in FireConnect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there an Active Programs Editor in FireConnect for the department? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

****NOT using Federal Funding for FY25 Funding Mtg #1** Please check the following only if the department is utilizing federal funds for this approval. If the answer is no to Questions 1-3, the department cannot receive federal funding at this time. The completed AD-1048 form should be uploaded by the department within a reasonable time (1-3 months) following the fund meeting.**

| Federal Audit Step | Yes | No |
|--|--------------------------|--------------------------|
| Has the department adopted NIMS? | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the department serve a population equal to or less than 10,000? | <input type="checkbox"/> | <input type="checkbox"/> |
| Is the % of Active Volunteers equal to or greater than 80%? | <input type="checkbox"/> | <input type="checkbox"/> |
| Has the completed AD-1048 been uploaded to the grant in FireConnect? | <input type="checkbox"/> | <input type="checkbox"/> |

Award Amount \$ \$100,000.00Account 1 124351 Support Account 1 20003 Amount \$100,000.00 Obj Code 6011e

Account 2 Support Account 2 _____ Amount _____ Obj Code _____

Updated October 3, 2024



CENTRAL

For Internal Use Only:

Record ID #

APPLICATION FOR FIRE DEPARTMENT ASSISTANCE

RURAL VOLUNTEER FIRE DEPARTMENT ASSISTANCE PROGRAM

EQUIPMENT GRANTS

Name of Fire Department: Morgan's Point Resort Fire Department

Physical Address: 6 Lake Forest Belton 76513
street address city zip code

Mailing Address: 8 Morgan's Point Blvd Belton 76513
if different mailing address city zip code

County: Bell E-Mail Address: taran.williams@mprtx.us

Department Phone Number: 254-721-3975 Fax Number:

Point of Contact: Taran Vaszocz-Williams Contact Phone Number: 254-721-3975

Fire Department Officers:

| Name | Title | Phone: | Cell: |
|------------------------|-----------------|--------------|-------|
| Taran Vaszocz-Williams | Fire Chief | 254-721-3975 | |
| BJ Scheible | Assistant Chief | 254-534-0432 | |
| | President | | |
| Rhea Cooper | Battalion Chief | 254-598-1729 | |

Do you provide fire protection services to a designated primary protection area, identified by the county?

Yes ☒State of Texas Charter Number: Under CityIf operating under a local government entity, please type "Under City, County, ESD"Federal Tax Identification Number: 74-1752230Year Department was Created: 1974A signed and dated copy of IRS Form W-9 is required to be submitted with this applicationMembership: Number of Volunteers: 27Number of Paid Full-Time: 3Number of Paid Part-Time*: 0

Paid Positions include:
 Firefighters, EMS, Administrative Personnel,
 Fire Marshals, etc.

*Do not include part time members used in a pool to backfill other paid positions.Population of the Primary 911 Protection Area: 4170Please provide the following information regarding the nearest viable mutual aid department.Name of Mutual Aid Department: Moffat Volunteer Fire DepartmentDistance, in miles, to the nearest viable mutual aid department (station to station): 6.8Size of Primary 911 Protection Areas are acquired from governmental entities responsible for maintaining local map data.To learn how to verify the size of your protection area, or how to update this information, please visit TexasFD.com/ProtectionAreas

Personal Protective Equipment (PPE) Requests:

Federal Funds are utilized to offer additional grant awards for personal protective equipment. If requesting funding for these items, please fill out the following informationDUNS #: 048757314SAM.GOV Registration Expiration Date: 04/16/2019To obtain a DUNS number, call 1-866-705-5711 or visit <http://dunsmapping.com/lookup/>Does the department serve a rural area or rural community with a population of 10,000 or less? Yes ☒

Revision 09/10/2018

Rural Volunteer Fire Department Assistance Program (HB2604) (IRS FORM W-9 Required)

Purchases made before a grant approval date are not eligible for reimbursement.

You may apply for multiple elements. Applications will remain on file until approved by TFS or cancelled in writing by the VFD.

Compressed Air Foam System (CAFS) options will be offered at the time of award for the following program elements: Water Tender, Large Brush Truck, Small Brush Truck, and Slip-On Units. CAFS Cost Share rate: 90% up to a maximum of \$18,000.

Manual calculation conversion: 90% = 0.9 75% = 0.75

(example: Estimated Cost for Tender is \$220,000, multiplied by 0.9 (90% TFS Cost Share); Requested Amount = \$198,000)

| | Program Element | Estimated Total Cost | TFS Cost Share | Requested Amount | TFS Maximum Allowable Amount |
|--|-------------------------------------|----------------------|----------------|------------------|---------------------------------|
| | Water Tender | | x 90% | | \$200,000 |
| | Large Brush Truck | | x 90% | | \$200,000 |
| | Small Brush Truck | | x 90% | | \$100,000 |
| | Truck Chassis Large | 90000 | x 90% | 90000 | \$90,000 |
| | Truck Chassis Small | | x 90% | | \$45,000 |
| | Slip-On Unit | | x 90% | | \$20,000 |
| | Fire and Rescue Equipment | | x 75% | | \$20,000 |
| | Personal Protective Equipment (PPE) | | x 90% | | \$15,000 |
| | Training Aids | 10000 | x 100% | 10000 | \$10,000 |
| | Dry Hydrants | | x 100% | | \$8,400 \$1,200/Installation |

(This section must be signed by authorized Fire Chief, Assistant Fire Chief or President.)

APPLICANT CERTIFICATION: I certify that the information contained in this application is true and accurate to the best of my knowledge and that I am duly authorized to sign this application on behalf of the fire department. I understand that knowingly making false or fraudulent statements or representations may result in program sanctions and/or criminal penalties.

Name:

Taran Vaszocz-Williams

Title:

Fire Chief

Fire Chief, Assistant Chief, or President

Signature:

Date:

October 17, 2018

To submit electronically:

Press the Submit Form button. Your email client will open and you will have the opportunity to attach your supporting documents before sending.

To submit by mail or fax: Press the Print Form button. Be sure to attach your supporting documents before sending.

For questions, please contact us at:
2604@tfs.tamu.edu or by phone:
(979) 458-6505

Mail or Fax to:

Rural VFD Assistance Program
Texas A&M Forest Service
Capacity Building Department
200 Technology Way, Suite 1162
College Station, Texas 77845
Fax: (979) 845-6160



MORGAN'S POINT RESORT FIRE-RESCUE

6 LAKE FOREST DRIVE | MORGAN'S POINT RESORT, TEXAS 76513

October 30, 2024

David Blackburn
County Judge
101 E. Central Avenue
Belton, Texas 76513

To the Honorable David Blackburn, and the Commissioners Court of Bell County, Texas,

I am pleased to announce that our department was awarded a \$100,000 "Large Truck Chassis" grant from the Texas A&M Forest Service (TAMFS) for the expressed purpose of building a new brush truck. The initial grant application was made on October 17, 2018 and has been updated each year since. The TAMFS Capacity Building Office meets in October to award grants intended to strengthen the wildfire suppression capacity of rural fire departments, awarding grants on a needs-based rating system. The grant awarded is a 90/10 cost share. As such, I am requesting \$11,100 from the Bell County Fire/EMS Matching Grant program so that we may realize the full potential of the TAMFS funding.

Morgan's Point Resort Fire-Rescue plays a key role in managing and responding to the threat of wildfire within Bell County. Our department hosts countywide training events and works closely with partner agencies to suppress wildfires as they occur. These efforts have seen equipment limitations in recent years as our primary Type 6 unit enters its 13th year of service, and our secondary, its 21st. With this grant we plan to build a Type 3 unit, carrying 500-750 gallons of water, along with specialty equipment to address structural protection during wildland/urban interface (WUI) events. In short, this unit is intended to serve the entire Bell County community from its inception.

Thank you for considering our request,

Respectfully,

Taran Vaszocz, LP, CFE
Fire Chief

"Your Safety is Our Business."

Bell County FIRE/EMS Matching Grant Application

Department Morgan's Point Resort Fire **Date** 10/30/2024

Matching Grant Request Amount \$11,100.00

Total Grant Amount 111,100.00

Grant is for A "Heavy Truck Chassis" for a brush truck build (> 22,000 lbs GVWR)

Our department plans to build a Type 3 or 4 Brush truck to replace our aging Type 6.

The unit will enhance structural protection tactics and offer greater water capacity.

Who is providing grant? Texas A&M Forest Service

Matching Grant Money Disbursement Schedule TAMUFS will
provide up to 90% of the cost, not to exceed \$100,000 towards the purchase of
a new chassis.

Other information if required Please see attached letter.

Requested by Taran Vaszocz, Fire Chief **(print name)**
D.T. Vaszocz **(Signature)**

WESTEX WELDING LLC

SINCE 1951

210 Cottonwood RD
WEST, TX 76691-1801
Email: info@westexfire.com

[FM 2114 EAST]
877-282-3772

254-826-5343
FAX: 254-826-3088
WEB: www.westexfire.com

Morgan's Point Resort Fire Department
#6 Lake Forest Drive
Morgan's Point Resort, Texas 76513

October 31, 2024

SKID UNIT & 750 GALLON POLY TANK

Skid Size: Dimensions will be determined prior to build.

SKID FRAME:

The skid frame shall be made of steel channels, fabricated in such a manner to provide a solid platform. Cross member channels are fabricated and welded across the frame rails to provide complete tank support. Rubber cushion material is applied to the frame to protect the tank. The engine, pump and tank shall be mounted onto this steel skid frame for easy removal or maintenance.

Water tank size: Dimensions will be determined prior to build. = approx. 750 Gallons

WATER TANK: NFPA 1901 Compliant

The rectangular design tank shall be made of 0.5" black polypropylene and shall have a 750 gallon capacity.

CONSTRUCTION

Plas-Mac, Inc. tanks shall be constructed out of ½" or ¾" thick, black PROTECTION SERIES III, matte finish black or smooth white co-polymer polypropylene. The PROTECTION SERIES III polypropylene is a non-corrosive; U.V. stabilized thermo-plastic developed by Plas-Mac, Inc. for exceptional impact strength with welding rod to match. The tank shall be designed to be completely independent of the truck body and compartments and shall be equipped with removable lifting eyes. The tank top, bottom, sides and ends shall be welded inside and outside using a microprocessor-controlled extrusion welding process. * **This process insures 100% weld penetration through the thickness of the plastic for maximum strength and durability.**

All exposed edges on the tank and fill tower will be rounded off to a 1/4" radius. The baffles (swash partitions) shall be made out of 3/8" or ½" natural color PROTECTION SERIES III polypropylene. They are designed to permit maximum airflow throughout the tank. They are designed to permit a minimum 1,000-gpm-water flow rate. The unique design of the baffles allows the tank to twist and flex with the truck adding to the integrity and durability of the tank. The baffles are interlocking with each other. The baffles are welded to each other as well as to the tank sides, ends, and bottom of the tank. The baffles are internally connected to the top of the tank. This will keep the tank top ridged when fast filling. The top of the tank shall be smooth with the exception of the lifting eye. The lifting eyes are stainless steel j-bolts that hook into the baffles and extend through the top of the tank. They utilize jam nuts inside so the lifting eye will tighten up and prevent leakage.

FILL TOWER

The tank shall have a manual fill tower with a stainless steel strainer basket. The fill tower shall have a hinged cover with a built in vent. The fill tower shall be constructed of 1/2" PROTECTION SERIES III polypropylene. The customer shall designate the size.

FITTINGS

The tank shall have a suction fitting for the tank-to-pump connection. The fitting shall be a 3" heavy-duty polypropylene and welded inside and outside. The tank shall have a fill fitting. The fitting shall be 1 1/2" NPT and shall be a heavy-duty polypropylene and welded inside and outside. The tank fill fitting shall be backed with flow deflectors inside the tank.

Each tank will have a drain fitting, 1-1/2" or 3" heavy duty polypropylene, welded inside and outside. The customer may change the sizes of these fittings as well as add additional fitting as required.

The water tank shall be mounted inside an angle iron frame with a rubber cushion base for shock protection. The water tank shall be held to the skid frame by four long bolts attached to an aluminum collar surrounding the top of the tank. Tank shall have rear external sight gauge.

The tank has a limited lifetime warranty.

TANK, FOAM:

The integral 30 gallon foam tank shall be a rectangular design and built inside the water tank in the front right corner, or as requested. A 5" X 5" fill tower with hinged stainless steel flip up cover, is installed on top of the tank. There shall be a 1" foam tank to foam pump suction pipe fitting and vent valve installed. The tank shall be labeled for Class A foam.

WATER TANK LEVEL GAUGE:

There shall be Two (2) Class 1 4-light level gauges mounted, one at rear of unit and one in the cab of the truck. One (1) ITL-40 mounted at rear of unit. One (1) ITL Remote Dash Indicator mounted in the cab of truck.

The water level gauge lights shall indicate the graduations of: FULL, 3/4, 1/2 and 1/4.

FOAM SYSTEM:

A Scotty "Through" the pump foam system shall be installed. Foam shall supply to all discharges.

FIRE PUMP and ENGINE:

Customer will provide Fire pump and Engine and shall be installed by Westex.

SKID ELECTRICAL:

Skid unit shall have a quick connect 12 volt service cable with mating plug for connecting to chassis 12 volt electrical service.

ENGINE FUEL TANK:

An independent 6 gallon poly gas fuel tank shall be mounted away from any direct heat source and in a convenient location to provide fuel for the pump engine.

CONTROL PANEL:

There shall be a LED lighted control panel at the rear of the pump compartment, above the pump and engine, for easy access by the operator.

The control panel shall have a start switch, throttle, choke control, priming control, and LOW OIL pressure warning light.

Valve control handles are all in easy reach of the operator.

Identification labels shall be provided for all controls, gauges, switches, inlets, and outlets.

There shall be one 2.5", White face with Black letter, discharge gauge.

BOOSTER REEL:

There shall be (1) Hannay Electric/manual rewind reel, model EF30-23-24, painted Lime Yellow, mounted above or to the side of the pump/engine. The electric rewind control shall be a push button on the rear control panel. The reel shall have chrome steel spools and guide roller mounted for hose display and rewind. The reel shall have a capacity of 150 ft of one inch 800 PSI booster hose.

The reel shall be equipped with 150 ft of 1" red 800 PSI booster hose.

Equipped with one (1) C&S 1" VIPER SB VIP Pistol Grip Nozzle.

NOZZLES:

THREE (3) – C&S 1" VIPER PISTOL GRIP NOZZLES WILL BE PROVIDED.

HOSE REEL: (C1522-19-21)

There shall be one (1) steel Hannay manual rewind hose reel, painted Lime Yellow, provided.

The reel shall have a capacity of 400' of 1" flat rolled fire hose.

PLUMBING:

All plumbing shall be heavy duty schedule 40 galvanized iron with flexible couplings.

1 - Pump drain petcock

1 - 1/4" pump cooling line

VALVES:

Valves shall be full flow commercial brass quarter turn stainless steel ball, except as noted.

All valves shall be operated at their stations, within easy reach of the operator.

1 – 2.5" tank to pump AKRON Brass, quarter turn ball, swing out style.

1 – 2.5" suction with swivel, to rear with plug and chain, commercial Valve

1 – 2.5" Rear Discharge, commercial valve with adapter from 2.5" to 1.5", with cap and chain.

1 – 1.5" tank fill, commercial Valve

1 - 1" to reel, commercial Valve

WHIP LINES:

There shall be a 1.5" heavy duty galvanized discharge pipe, installed from the pump manifold to the front of the skid unit.

There shall be two [2] 1" electric valves installed to control the whip lines with switches in the cab.

There shall be two [2] 1" x 15' booster hose whip lines.

Equipped with two (2) C&S 1" VIPER SB VIP Pistol Grip Nozzles.

FRONT SWEEP NOZZLES:

There shall be two fixed spray nozzles mounted below the front bumper, one on each side.

High pressure crimp on fittings and rubber hose piping shall supply water to the spray nozzles.

Two (2) - 1" electric valves are mounted to control the front bumper spray nozzles.

There shall be two electric switches in the cab to control for each nozzle electric valve.

These nozzles allow the firefighter to drive along a brush fire line and contain the fire without leaving the cab.

PROTECTIVE COATING:

The skid frame and all Westex Welding LLC manufactured parts are deburred, cleaned and primed.

The assembly shall be painted with a single Lime Yellow color paint.

WARRANTIES: (attached to this proposal)

ONE [1] YEAR WARRANTY BY WESTEX WELDING LLC ON APPARATUS CONSTRUCTION

LIMITED TEN [10] YEAR WARRANTY BY PLAS-MAC ON POLY WATER TANK

CONFIRMATION:

Telephone conversations regarding this proposal are welcomed, however, comments will not be considered official and neither shall these statements bind either party until confirmed in writing. Contract orders or changes shall become valid only after receipt of written confirmation. All exceptions must be submitted in writing.

COMPLETION:

Skid Unit shall be completed approximately 30 days after receipt of poly water tank. Tank lead time: estimated 8-10 weeks

PRICE; Steel skid frame, 750 gallon water tank with 30 gallon foam tank, hose reels:

\$33,290.31

FOB: West, Texas

Price valid for thirty days.

Westex shall install skid unit on customer provided Chassis and Bed.

Payment is due to WESTEX WELDING LLC at apparatus delivery.

Customer shall furnish all equipment and accessories not mentioned in this specification.

Thank you for considering Westex Welding LLC for your fire apparatus needs.

Sincerely,

Kenneth Matus

Police Department Budget Amendment

Backup documentation

Statement of Grant Awards

Hand held Radios \$14,025.00

Shield \$9,350.00

LEOSE Training Fund

\$2,300.40

Grand Total

\$25,675.40

Police Department Budget Amendment

Backup documentation

Statement of Grant Awards

Hand held Radios \$14,025.00

Shield \$9,350.00

LEOSE Training Fund

\$2,300.40

Grand Total

\$25,675.40

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

| | | | |
|--|---|-------------------------------|-------------|
| Grant Number: | 5131601 | Award Amount: | \$14,025.00 |
| Date Awarded: | 12/12/2024 | Grantee Cash Match: | \$0.00 |
| Grant Period: | 10/01/2024 - 09/30/2025 | Grantee In Kind Match: | \$0.00 |
| Liquidation Date: | 12/29/2025 | Grantee GPI: | \$0.00 |
| Program Fund: | DJ-Edward Byrne Memorial Justice Assistance Grant Program | Total Project Cost: | \$14,025.00 |
| Grantee Name: | Morgan's Point Resort, City of | | |
| Project Title: | Portable Radios | | |
| Grant Manager: | Sylvia Garcia | | |
| Unique Entity Identifier (UEI): | MY1GX4A1BSX8 | | |
| CFDA: | 16.738 - Edward Byrne Memorial Justice Assistance Grant Program | | |
| Federal Awarding Agency: | U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance | | |
| Federal Award Date: | 9/25/2023 | | |
| Federal/State Award ID Number: | 15PBJA-23-GG-03034-JAGX | | |
| Total Federal Award/State Funds Appropriated: | \$16,452,044.00 | | |
| Pass Thru Entity Name: | Texas Office of the Governor – Criminal Justice Division (CJD) | | |
| Is the Award R&D: | No | | |
| Federal/State Award Description: | The purpose of this program is to reduce crime and improve the criminal justice system. | | |

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

| | | | |
|--|--|-------------------------------|------------|
| Grant Number: | 5132701 | Award Amount: | \$9,350.00 |
| Date Awarded: | 12/12/2024 | Grantee Cash Match: | \$0.00 |
| Grant Period: | 10/01/2024 - 09/30/2025 | Grantee In Kind Match: | \$0.00 |
| Liquidation Date: | 12/29/2025 | Grantee GPI: | \$0.00 |
| Program Fund: | SH-Bullet-Resistant Shield Grant Program | Total Project Cost: | \$9,350.00 |
| Grantee Name: | Morgan's Point Resort, City of | | |
| Project Title: | Bullet-Resistant Shields | | |
| Grant Manager: | Luis Vasquez | | |
| Unique Entity Identifier (UEI): | MY1GX4A1BSX8 | | |

| | |
|--|--|
| CFDA: | N/A |
| Federal Awarding Agency: | NA |
| Federal Award Date: | N/A - State Funds |
| Federal/State Award ID Number: | 2025-SH-ST-0000 |
| Total Federal Award/State Funds Appropriated: | \$50,000,000.00 |
| Pass Thru Entity Name: | Texas Office of the Governor – Criminal Justice Division (CJD) |
| Is the Award R&D: | No |
| Federal/State Award Description: | This purpose of this funding is to equip peace officers with bullet-resistant shields. |

20-6

Item 3.

THE STATE OF TEXAS PAYMENT INFORMATION

| INVOICE NUMBER | INVOICE DATE | INVOICE DESCRIPTION | DOCUMENT | INVOICE AMOUNT |
|----------------|--------------|---------------------|----------|----------------|
| PEACE OFF ALL | | PEACE OFF ALLOC GR | 9P250578 | 1,263.79 |

ISSUE DATE: 02/27/2025 WARRANT TOTAL: \$1,263.79
PAYEE NUMBER: 1XXXXX22301 MAIL CODE: 003 WARRANT NUMBER: 149915120
PAYEE NAME: CITY OF MORGANS POINT RESORT POLICE DEPARTMENT

— NON-NEGOTIABLE —

For questions about this payment or to sign up for Direct Deposit, please contact your paying agency:

COMPTROLLER - STATE FISCAL

512-463-4561

WOULD YOU LIKE TO VIEW:

- Your state payments on a Comptroller web application?
- Payment remittance information, payment history and download a report?
- The phone number and contact information of the paying agency?
- Receive email alerts when a state payment is issued to you?

This information is available on the SEARCH STATE PAYMENTS ISSUED (SSPI) website. Go to COMPTROLLER.TEXAS.GOV, click on 'web file eSystems Login' below the 'Business Center' panel. See a short video 'How to Navigate eSystems Home Page' by clicking the 'About' tab, then 'Video Library' under 'News and Media.'

Also consider enrolling in direct deposit. It's easy, fast and secure. Contact the paying agency named on this payment stub to sign up.

▼ Detach here before depositing ▼



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

FEBRUARY 28, 2025

TREASURY WARRANT NO.

149915120

022725 1XXXXX22301 003 0001 902 9P250578
PAYING AGENCY 512-463-4561 COMPTROLLER - STATE FISCAL

Pay ONE THOUSAND TWO HUNDRED SIXTY THREE DOLLARS AND 79/100 \$ 1,263.79

To CITY OF MORGANS POINT RESORT POLICE DEPARTMENT
6 LAKE FOREST DR
BELTON, TX 76513-9276

Glenn Hegar
Comptroller of Public Accounts

VOID AFTER 08/31/2027

⑈304⑈ ⑆114900164⑆ ⑈149915120⑈

THE STATE OF TEXAS PAYMENT INFORMATION

| INVOICE NUMBER | INVOICE DATE | INVOICE DESCRIPTION | DOCUMENT | INVOICE AMOUNT |
|----------------|--------------|---------------------|----------|----------------|
| PEACE OFF ALL | | PEACE OFFICER ALLOC | 9P250508 | 1,036.61 |

ISSUE DATE: 02/24/2025 WARRANT TOTAL: \$1,036.61
 PAYEE NUMBER: 1XXXXX22301 MAIL CODE: 003 WARRANT NUMBER: 149899718
 PAYEE NAME: CITY OF MORGANS POINT RESORT POLICE DEPARTMENT

— NON-NEGOTIABLE —

For questions about this payment or to sign up for Direct Deposit, please contact your paying agency:

COMPTROLLER - STATE FISCAL

512-463-4561

WOULD YOU LIKE TO VIEW:

- Your state payments on a Comptroller web application?
- Payment remittance information, payment history and download a report?
- The phone number and contact information of the paying agency?
- Receive email alerts when a state payment is issued to you?

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Also consider enrolling in direct deposit. It's easy, fast and secure. Contact the paying agency named on this payment stub to sign up.

▼ Detach here before depositing ▼



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

FEBRUARY 25, 2025

TREASURY WARRANT NO.

149899718

022425 1XXXXX22301 003 0116 902 9P250508
 PAYING AGENCY 512-463-4561 COMPTROLLER - STATE FISCAL

Pay ONE THOUSAND THIRTY SIX DOLLARS AND 61/100

\$ 1,036.61

To CITY OF MORGANS POINT RESORT POLICE DEPARTMENT
 6 LAKE FOREST DR
 BELTON, TX 76513-9276

Glenn Hegar
 Comptroller of Public Accounts

VOID AFTER 08/31/2027

⑈304⑈ ⑆114900164⑆ ⑈149899718⑈

ORDINANCE 25-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE FY 2025 ANNUAL BUDGET OF THE CITY OF MORGAN'S POINT RESORT TO TRANSFER BUDGETED FUNDS BETWEEN DEPARTMENTS WITHIN THE GENERAL FUND; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024, to September 30, 2025, has been adopted by City Council in accordance with the Texas Local government Code;

WHEREAS, it is the desire of the Morgan's Point Resort City Council to transfer budgeted funds between departments within the General Fund;

WHEREAS, the transfer of budgeted funds between departments requires City Council approval;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT:

SECTION I. That Ordinance No. 24-007 adopting a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024, to September 30, 2025, be amended as to the portion of said budget as follows:

| Account Number | Account Name | Current Budget | Budget Change | Amended Budget |
|-----------------------|------------------|----------------|---------------|----------------|
| Transfer From: | | | | |
| 02-21-6110 | Salaries | 54,751.00 | (54,751.00) | 0 |
| 02-21-6117 | Medicare | 794.00 | (794.00) | 0 |
| 02-21-6118 | FICA | 3,395.00 | (3,395.00) | 0 |
| 02-21-6119 | SUTA | 252.00 | (252.00) | 0 |
| 02-21-6120 | Health Insurance | 8,306.00 | (8,306.00) | 0 |
| 02-21-6122 | Workers Comp | 350.00 | (350.00) | 0 |
| 02-21-6124 | TMRS | 7,008.00 | (7,008.00) | 0 |
| 02-21-6127 | Uniforms | 400.00 | (400.00) | 0 |
| Total | | 75,256.00 | -75,256.00 | 0 |

| | | | | |
|--------------|------------------|---------------------|--------------------|----------------------|
| 02-10-6110 | Salaries | 488,775.00 | 54,751.00 | 543,526.00 |
| 02-10-6117 | Medicare | 8,255.00 | 794.00 | 9,049.00 |
| 02-10-6118 | FICA | 35,296.00 | 3,395.00 | 38,691.00 |
| 02-10-6119 | SUTA | 2,086.00 | 252.00 | 2,338.00 |
| 02-10-6120 | Health Insurance | 54,836.00 | 8,306.00 | 63,142.00 |
| 02-10-6122 | Workers Comp | 1,250.0 | 350.00 | 1,600.00 |
| 02-10-6124 | TMRS | 72,677.00 | 7,008.00 | 79,685.00 |
| 02-10-6127 | Uniforms | 500.00 | 400.00 | 900.00 |
| | | | | |
| Total | | \$663,675.00 | \$75,256.00 | \$ 738,931.00 |

SECTION II. That the City Council finds that the public notice and public hearing requirements of the Texas Local Government Code have been complied with prior to the enactment of this ordinance.

SECTION III. That should any section or part of any section or paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION V. That this ordinance shall be effective after its passage and publication according to the law.

PASSED AND APPROVED this 8th day of April 2025, by ____ (ayes) to ____ (nays) with ____ abstentions by vote of the City Council of the City of Morgan's Point Resort, Texas.

APPROVED

Dennis Green, MAYOR

ATTEST:

Camille Bowser, CITY SECRETARY

ORDINANCE NO 25-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE FY 2025 ANNUAL BUDGET OF THE CITY OF MORGAN'S POINT RESORT TO ADJUST REVENUE AND EXPENDITURE ACCOUNTS IN MULTIPLE OPERATING AND INTERNAL SERVICE FUNDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024, to September 30, 2025, has been adopted by City Council in accordance with the Texas Local Government Code;

WHEREAS, it is the desire of the Morgan's Point Resort Council to amend the FY 2025 Annual Budget;

WHEREAS, the budget amendment requires City Council approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT:

SECTION 1. That Ordinance 24-007, adopting a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024 to September 30, 2025, be amended as to the portion of said budget as follows:

| Account # | Account Description | Original Budget | Budget Change | Amended Budget |
|------------|--|-----------------|---------------|----------------|
| 19-00-80 | Fleet Internal Service (Revenue) | \$105,000.00 | \$137,290.31 | \$242,290.31 |
| 19-80-6305 | Capital Replacement (Expense) | \$105,000.00 | \$137,290.31 | \$242,290.31 |
| 02-10-6999 | Grant Contingency Fund | \$40,000.00 | (23,290.31) | \$16,709.59 |
| 02-80-6162 | Travel | \$23,804.00 | (3,000.00) | \$20,804.00 |
| 02-80-6163 | Employee Reimbursement | \$1,000.00 | (1,000.00) | 0 |
| 02-20-4810 | Grant Revenue (Revenue) | 0 | 23,375.00 | \$23,375.00 |
| 02-20-4920 | LEOSE Training (Revenue) | \$900.00 | \$2300.40 | \$3,200.40 |
| 02-6515 | Body Armor (Expense) | \$1875.00 | \$9350.00 | \$11,225.00 |
| 20-6620 | Radio Maintenance and Repair (Expense) | \$2000.00 | \$14025.00 | \$16,025.00 |
| 20-6160 | Training (Expense) | \$6450.00 | \$2300.40 | \$8750.40 |
| | Total: | \$286,029 | \$298,641.21 | 584,670.21 |

SECTION II: That the City Council finds that the public notice and public hearing requirements of the Texas Local Government Code have been complied with prior to the enactment of this ordinance.

SECTION III: That should any section or part of any section or paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION V: That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of Morgan's Point Resort, Texas, this ____ day of _____ 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED

Dennis Green MAYOR

ATTEST:

Camille Bower
City Secretary



PLANNING & ZONING COMMISSION

Morgans Point Resort Item Summary Sheet

Agenda Item: 43 Oakmont Cir Special Use Permit (SUP) Application.

Discuss and take appropriate action on SUP application filed by Michael L. Neely for 43 Oakmont Cir.

Agenda Item Proposed Summary:

SUP application filed by Michael L. Neely with the City of MPR on 12/21/2024 for approval of Short-Term Vacation Rental. The property is located at 43 Oakmont Cir., Belton, TX, 76513 with a total acreage of 0.29 acres, on Section 3, Block 001, Lot 0017. The applicant has provided the following SUP submittal checklist items:

1. Complete "Specific Use Permit" application
2. Site plan/legal survey
3. Copy of the lease/HUD statement
4. Payment of application fee (check #729)

Public Notifications and Input: No input from the public at the P&Z Commission meeting (03/25/2025).

Recommendation(s): By vote of 3 to 0, the P&Z Commission recommended approval of this request with the recommendation that the property owner must provide the name of the management company with phone numbers and have a representative present at the City Council meeting for any follow-up questions.

Voting Yes: Ken Hobbs, Leslie Minor, Thomas Westmoreland

Voting No:

Absent: Louis Guillaud

Agenda Item Action:

Staff recommend approval of the SUP application filed by Michael L. Neely for 43 Oakmont Cir according to the recommendations set forth by P&Z Commission.

**References for City Council Members:*

1. *Appendix B, Zoning Ordinance: Section 15. Specific Use Permit*

15.1 Specific Uses. The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Zoning Commission that the uses are in general conformance with the Comprehensive Plan and general objectives of the City and containing such

requirements and safeguards as are necessary to protect adjoining property, authorize application [sic] and shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials, and locations of buildings and the uses to be permitted; location and instruction [construction] of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200'). The Planning Commission or City Council may require additional information or drawings (such as building floor plans), operating data and expert evaluation or testimony concerning the location, function and characteristics of any building or use proposed.

15.2 Specific Use Permit Regulations.

- A. *In recommendation that a Specific Use Permit for the premises under consideration be granted, the Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property in the vicinity of the premises under consideration, and shall make recommendations as to the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings. The Zoning Commission and City Council shall consider the following criteria in determining the validity of the Specific Use Permit request:*
 1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 2. *Are the activities requested by the applicant normally associated with the requested use?*
 3. *Is the nature of the use reasonable?*
 4. *Has any impact on the surrounding area been mitigated?*
- B. *In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the building official for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.*
- C. *No Specific Use Permit shall be granted unless the applicant, owner and grantee or [of] the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Zoning Commission and City Council.*
- D. *If required, a building permit shall be applied for and secured within six (6) months from the time of granting the Specific Use Permit, provided however, that the City Council, may authorize an extension of this time upon recommendation by the Zoning Commission. After six (6) months from the date of approval has elapsed, the Zoning Commission and City Council may review the site plan for continued validity. If the site plan is determined invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Specific Use Permit.*
- E. *No building, premises, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate Specific Use Permit is granted for such enlargement, modification, structural alteration, or change.*
- F. *The City Council authorizes granting of a Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditioned and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use and prefixed by an "S" designation.*

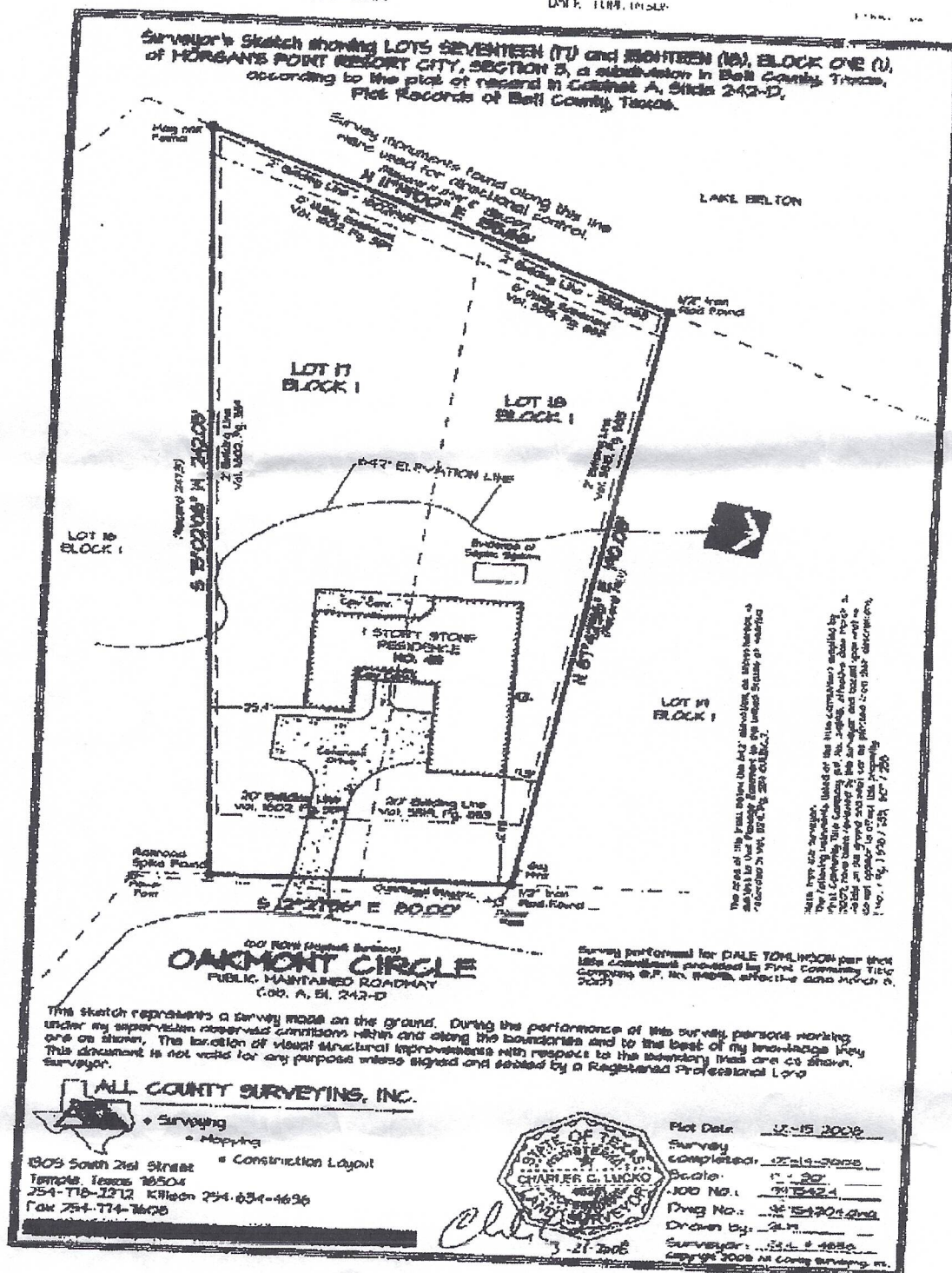
15.3 Use Regulations. A building permit or premises used for any of the following purposes shall be permitted by Specific Use Permit only unless already allowed by right in a District's Permitted Uses.

15.4 Specific Use Permit Fees. No permit required by this article shall be issued until the fees prescribed in this section have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. The fee for Specific Use Permits Application shall be:

- 1. Upon applying for a Specific Use Permit: \$500.00 Application Fee*
- 2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee*

SF—Single-Family Residential and MF—Multifamily Residential

- 1. Bed and Breakfast Inn or facility, Tourist Home or Short-Term Rental.*
 - a. A maximum of 8 adults and 3 motor vehicles for a structure with 3 or more bedrooms.*
 - b. A maximum of 6 adults and 2 motor vehicles for a structure with 2 Bedrooms.*
 - c. A maximum of 4 Adults and 2 motor vehicles for a structure with only one bedroom.*
 - d. A maximum of 2 household pets for each structure. Dogs, cats and domestic ferrets must be currently vaccinated (annually) for the rabies virus.*





Office Use Only

Date: _____ Application # _____ Staff Review _____
 P & Z Hearing: _____ Council Hearing: _____ Fees Paid (\$500) ☐ Receipt #: _____

PLEASE PRINT CLEARLY

Applicant Name: Michael L. Neely
 Mailing Address: 6800 Brants Ln. City: Ft. Worth State: TX Zip: 76116
 Phone: 817-680-0342 E-mail: Katy.C.neely@gmail.com

OWNER'S INFORMATION

Property Owner: Michael L. Neely
 Mailing Address: " " City: _____ State: _____ Zip: _____
 Phone: " " E-mail: _____

PROJECT SITE ADDRESS: 43 Oakmont Cir., Belton, TX 76513
 Legal description: Section 3 Block 001 Lot(s) 0017
 Total Acreage or Square Footage: .29 acres Deed recorded in: BOOK/Vol/Page
OPR/10584/800
 Bell Cad Parcel ID: 53564
 SPECIFIC CONDITIONAL USE REQUEST: Short term vacation rental

Applicant understands that the purpose of the Specific Use Permit (SUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a SUP, the requested use must be listed under "Specific Uses" within the applicable zoning district.

UTILITIES

Electric Provider: Oexa
 Last Septic Inspection Date: NOV. 2024 - Centex Aerobic



SPECIFIC USE PERMIT (SUP) SUBMITTAL CHECKLIST

- ☒ Complete "Specific Use Permit" Application
- ☒ Site plan / legal survey
- ☒ Copy of the lease / HUD statement
- ☐ Agent authorization to represent property owner (if applicable)
- ☐ Letter of authorization from HOA (if applicable)
- ☒ Payment of application fee (credit card, che

Office I

City of Morgan's Point Resort
8 Morgan's Point Boulevard
Morgan's Point Resort, TX 76513

- ☐ Application Completed
- ☐ 200 ft. Certified Letter sent to entities no la
- ☐ Notices to local newspapers sent
- ☐ Initial Septic Inspection Date: _____
- ☐ Initial Home Inspection Date: _____
- ☐ Public Hearing Date: _____
- ☐ P & Z Approval Date: _____
- ☐ Notices to local newspapers sent
- ☐ Council Scheduled Date: _____
- ☐ Council Approval Date: _____
- ☐ Final Inspection Date: _____
- ☐ Certificate of Occupancy Issue Date: _____

Receipt #: 265646465004661
User: adominguez0890@gmail.com
Payment Date: 1/6/2025
Batch: 20255 - Checks/Amanda

17-00-4190 Hotel Occupancy Tax
General

Michael Neely STR

Amount Due: \$500.00
Applied: \$500.00
Balance: \$0.00

1/6/2025

Check #: 729

Check: \$500.00

Applied: \$500.00
Change: \$0.00



MY REQUEST IS BASED ON THE FOLLOWING:

- The use requested by the applicant is set forth as a conditional use in the zoning ordinance.
- The nature of the use is reasonable.
- The special use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The specific use permit does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the zoning ordinances are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand the City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent may delay the review of the Application. I authorize City of Morgan's Point Resort Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____

M. Nally

Date: _____

12/21/24



ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A SHORT-TERM RENTAL SUP

PROPERTY OWNER: Michael L. Neely
 LOCATION OF PROPERTY: 43 Oakmont Circle, Belton 76513
 LEGAL DESCRIPTION: SECTION 3 BLOCK 001 LOT(S) 0017
 EXISTING USE: Short term rental
 HOMEOWNERS ASSOCIATION CONTACT INFO: _____

Sec. 15.4 Specific Use Permit Fees

No permit required by this article shall be issued until the fees prescribed in this section have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. The fee for Specific Use Permits Application shall be:

1. Upon applying for a Specific Use Permit: \$500.00 Application Fee
2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee

SF – Single-Family Residential and MF – Multifamily Residential

1. Bed and Breakfast Inn or Facility, Tourist Home or Short-Term Rental.
 - a) A maximum of 8 adults and 3 motor vehicles for a structure with 3 or more bedrooms.
 - b) A maximum of 6 adults and 2 motor vehicles for a structure with 2 bedrooms.
 - c) A maximum of 4 adults and 2 motor vehicles for a structure with only one bedroom.
 - d) A maximum of 2 household pets for each structure. Dogs, cats and domestic ferrets must be currently vaccinated (annually) for the rabies virus.

Initial MN OFF-STREET PARKING: All parking will be off-street. 3 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 adult guest with 3 motor vehicles. Parking will be in these spaces only.

Sec. 3.02.013 Off-street parking spaces

For each building site in residential areas there shall be a minimum of two (2) off-street parking spaces on an improved surface, inclusive of the garage. The concrete apron from the roadway to the property line required by this article may be used to satisfy some or all of this requirement. (Ordinance 4-1, part I, sec. I(D), adopted 6/13/02; Ordinance adopting Code)



Sec. 12.04.001 Parking in right-of-way; obstructions in right-of-way

(a) Restrictions.

- (1) Parking of trailers, motor homes or boats. The street right-of-way between the roadway and the property line of any property shall not be used for parking of travel trailers, motor homes, boats and/or trailers, whether or not attached to towing vehicles, for longer than 48 consecutive hours.

Sec. 12.04.002 Parking large vehicles in residential area; parking vehicle with motor or equipment running

(a) Parking large vehicles. A person commits an offense if he stops, parks, or stands a truck-tractor, road tractor, semi-trailer, bus, trailer or a truck with more than two axles, rated capacity in excess of one and one-half tons or with a height of more than nine feet, according to the manufacturer's classification, in front of or forward of any building setback line (as shown by the property's plat or the zoning ordinance) and not upon an improved surface which has been inspected and approved by the city, upon property within a residential area.

(b) Parking vehicle with motor or equipment running. It shall be unlawful for any person owning or having control of any motor vehicle or trailer to park or leave standing said motor vehicle or trailer in a residential area with the motor or accessory equipment (such as a refrigeration unit) running.

Initial MN **NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

Sec. 8.03.003 Specific noises prohibited

The playing of any radio, phonograph or any musical instrument in such manner, or with such volume, particularly during the hours between 11:00 p.m. and 7:00 a.m., as to create a noise such as reasonably calculated to disturb a person of ordinary disposition under the same or similar circumstances residing in a dwelling or other type of residence in the vicinity. No stationary loudspeaker or amplifier shall be operated on any weekday between the hours of 11:00 p.m. and 7:00 a.m., and no such stationary loudspeaker or amplifier shall be operated at any time on Sunday between the hours of 7:00 a.m. and 1:00 p.m.

NUMBER OF BEDROOMS: 3 PROPOSED MAXIMUM OCCUPANCY: 8 guests.

Initial MN **OCCUPANT REGULATIONS AND GUIDELINES:** Guest Guidelines are attached hereto and made a part of the Specific Use Permit. The short-term rental shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.



Initial MN **PROPERTY MANAGEMENT:** Owner will provide guests and City police department with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied short-term rental. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on the owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a short-term rental.

Initial MN **MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles. No trash bags shall be left out in the open. The exterior of the rental and the landscaping, including lawns, will be always maintained in good condition.

Initial MN **REVOCATION:** The sup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

Initial MN **OWNER COMPLIANCE:** Owners agree to comply with all City of Morgan's Point Resort Ordinances, and all state, county and City laws, rules and regulations.

ACCEPTED AND AGREED TO:

MN Neely

OWNER SIGNATURE

OWNER SIGNATURE

Michael L. Neely

PRINT NAME

PRINT NAME

12/21/24

DATE

DATE

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

Item 4.

B. Type of Loan

| | | | | | |
|---------------------------------|---------------------------------------|--|----------------|----------------|-----------------------------|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv Unins | 6. File Number | 7. Loan Number | 8. Mortgage Ins Case Number |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv Ins. | 6. <input type="checkbox"/> Seller Finance | 18-4404 | | |

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

| | | |
|---|---|-------------------------------------|
| D. Name & Address of Borrower MICHAEL L. NEELY SR. | E. Name & Address of Seller MICHAEL L. NEELY JR. 716 Blake Court Edmond, OK 73003 Tax ID: | F. Name & Address of Lender CASH |
|---|---|-------------------------------------|

| | | |
|--|---|--|
| G. Property Location MORGAN'S POINT BELL CO. 3, Block 1, Lot 17, Bell County 43 OAKMONT CIRCLE BELTON, TX 76513 See Addendum | H. Settlement Agent Name Monteith Abstract & Title Company, Inc. - Temple Branch 2010 Bird Creek Drive, Suite 102 Temple, TX 76502 Tax ID: 742044233 | I. Settlement Date 9/5/2018 Fund: 9/5/2018 |
|--|---|--|

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

| | |
|---|--------------|
| 101. Contract Sales Price | \$245,800.00 |
| 102. Personal Property | |
| 103. Settlement Charges to borrower | \$327.26 |
| 104. | |
| 105. | |
| Adjustments for items paid by seller in advance | |
| 106. City property taxes | |
| 107. County property taxes | |
| 108. Annual assessments 09/05/18 to 12/31/18 | \$3.23 |
| 109. School property taxes | |
| 110. MUD taxes | |
| 111. Other taxes | |
| 112. | |
| 113. | |
| 114. | |
| 115. | |
| 116. | |

120. Gross Amount Due From Borrower \$246,130.49

200. Amounts Paid By Or in Behalf Of Borrower

| | |
|--|--|
| 201. Deposit or earnest money | |
| 202. Principal amount of new loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. Commitment fee | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. | |

Adjustments for items unpaid by seller

| | |
|---|------------|
| 210. City property taxes | |
| 211. County property taxes 01/01/18 to 09/05/18 | \$2,879.81 |
| 212. Annual assessments | |
| 213. School property taxes | |
| 214. MUD taxes | |
| 215. Other taxes | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |

220. Total Paid By/For Borrower \$2,879.81

300. Cash At Settlement From/To Borrower

| | |
|---|--------------|
| 301. Gross Amount due from borrower (line 120) | \$246,130.49 |
| 302. Less amounts paid by/for borrower (line 220) | \$2,879.81 |
| 303. Cash From Borrower | \$243,250.68 |

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

| | |
|---|--------------|
| 401. Contract Sales Price | \$245,800.00 |
| 402. Personal Property | |
| 403. | |
| 404. | |
| 405. | |
| Adjustments for items paid by seller in advance | |
| 406. City property taxes | |
| 407. County property taxes | |
| 408. Annual assessments 09/05/18 to 12/31/18 | \$3.23 |
| 409. School property taxes | |
| 410. MUD taxes | |
| 411. Other taxes | |
| 412. | |
| 413. | |
| 414. | |
| 415. | |
| 416. | |

420. Gross Amount Due to Seller \$245,803.23

500. Reductions in Amount Due to Seller

| | |
|---|--------------|
| 501. Excess Deposit | |
| 502. Settlement Charges to Seller (line 1400) | \$2,199.55 |
| 503. Existing Loan(s) Taken Subject to | |
| 504. Payoff of first mortgage loan | \$182,512.29 |
| 505. Payoff of second mortgage loan | |
| 506. | |
| 507. | |
| 508. | |
| 509. | |

Adjustments for items unpaid by seller

| | |
|---|------------|
| 510. City property taxes | |
| 511. County property taxes 01/01/18 to 09/05/18 | \$2,879.81 |
| 512. Annual assessments | |
| 513. School property taxes | |
| 514. MUD taxes | |
| 515. Other taxes | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |

520. Total Reduction Amount Due Seller \$187,591.65

600. Cash At Settlement To/From Seller

| | |
|--|--------------|
| 601. Gross Amount due to seller (line 420) | \$245,803.23 |
| 602. Less reductions in amt. due seller (line 520) | \$187,591.65 |
| 603. Cash To Seller | \$58,211.58 |

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

| L. Settlement Charges | | | | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|---|-------------------------|---|---------------------|---|---|---|
| 700. Total Sales/Broker's Commission based on price | \$245,800.00 | @ % = | \$0.00 | Division of Commission (line 700) as follows: | | |
| 701. | to | | | | | |
| 702. | to | | | | | |
| 703. Commission Paid at Settlement | | | | | \$0.00 | \$0.00 |
| 704. The following persons, firms, or corp. | to | | | | | |
| 705. received a portion of the real estate | to | | | | | |
| 706. commission amount shown above: | to | | | | | |
| 707. Marketing Fee | to | | | | | |
| 800. Items Payable in Connection with Loan | | | | | | |
| 801. Loan Origination Fee % | to | | | | | |
| 802. Loan Discount % | to | | | | | |
| 803. Appraisal Fee | to | | | | | |
| 804. Credit Report | to | | | | | |
| 805. Lender's Inspection Fee | to | | | | | |
| 806. Mortgage Insurance Application | to | | | | | |
| 807. Assumption Fee | to | | | | | |
| 900. Items Required by Lender To Be Paid in Advance | | | | | | |
| 901. Interest from 9/5/2018 to 10/1/2018 @ \$0/day | | | | | | |
| 902. Mortgage Insurance Premium for months | to | | | | | |
| 903. Hazard Insurance Premium for years | to | | | | | |
| 1000. Reserves Deposited With Lender | | | | | | |
| 1001. Hazard insurance | months @ | | per month | | \$0.00 | |
| 1002. Mortgage insurance | months @ | | per month | | \$0.00 | |
| 1003. City property taxes | months @ | | per month | | \$0.00 | |
| 1004. County property taxes | months @ | | per month | | \$0.00 | |
| 1005. Annual assessments | months @ | | per month | | \$0.00 | |
| 1006. School property taxes | months @ | | per month | | \$0.00 | |
| 1007. MUD taxes | months @ | | per month | | \$0.00 | |
| 1008. Other taxes | months @ | | per month | | \$0.00 | |
| 1011. Aggregate Adjustment | | | | | \$0.00 | |
| 1100. Title Charges | | | | | | |
| 1101. Settlement or closing fee | to | | | | | |
| 1102. Abstract or title search | to | | | | | |
| 1103. Title examination | to | | | | | |
| 1104. Title insurance binder | to | | | | | |
| 1105. Document preparation | to | | | | | |
| 1106. Notary fees | to | | | | | |
| 1107. Attorney's fees | to | HARRELL, STOEBCNER & RUSSELL, PC | | | | \$100.00 |
| (includes above items numbers: NO ATTY/FIDELITY/JD) | | | | | | |
| 1108. Title insurance | to | Monteith Abstract & Title Company | | | | \$1,683.00 |
| (includes above items numbers:) | | | | | | |
| 1109. Lender's coverage | \$0.00/\$0.00 | | | | | |
| 1110. Owner's coverage | \$245,800.00/\$1,683.00 | | | | | |
| 1111. Escrow Services | to | Monteith Abstract & Title Company, Inc. | | \$300.00 | | \$300.00 |
| 1112. FEDEX CHARGES | to | Monteith Abstract & Title Company, Inc. | | | | \$22.25 |
| 1113. Tax Certificates | to | CENTAX SERVICES, LLC | | | | \$49.80 |
| 1114. T-53 Chain of Title | to | Monteith Abstract & Title Company, Inc. | | | | |
| 1115. Guaranty Fee | to | Monteith Abstract & Title Company, Inc. | | | | |
| 1116. GARC Fee | to | Monteith Abstract & Title Company, Inc. | | | | \$4.50 |
| 1200. Government Recording and Transfer Charges | | | | | | |
| 1201. Recording fees | Deed \$19.00 | | Mortgage ; Releases | \$19.00 | | |
| 1202. City/county tax/stamps | Deed | | Mortgage to | | | |
| 1203. State tax/stamps | Deed | | Mortgage to | | | |
| 1204. E-Recording Fees | to | Monteith Abstract & Title Company, Inc. | | \$4.26 | | |
| 1300. Additional Settlement Charges | | | | | | |
| 1301. Survey | to | Existing Survey | | | | |
| 1302. Pest Inspection | to | | | | | |
| 1303. Home Warranty | to | | | | | |
| 1304. MORGANS POINT RESORT MAINT | to | Morgans Point Resort City | | \$4.00 | | |
| 1305. MORGANS POINT RESORT DUES | to | Morgans Point Resort City | | | | \$40.00 |
| 1306. . | to | | | | | |
| 1307. . | to | | | | | |
| 1308. . | to | | | | | |
| 1309. . | to | | | | | |
| 1310. . | to | | | | | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | | | \$327.26 | \$2,199.55 |

Item 4.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Michael L. Neely Sr.
MICHAEL L. NEELY SR.

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Sarah L. Rodman 9/5/18
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

Michael L. Neely Jr.
MICHAEL L. NEELY JR.

Seller's Taxpayer Identification Number Solicitation and Certification
You are required by law to provide the Settlement Agent named above with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under Penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

Date

Page 3

form HUD-1 (3/86)
Handbook 4305.2

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Michael L. Neely Sr.
MICHAEL L. NEELY SR.

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Shirley 9/5/18
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

Michael L. Neely Jr.
MICHAEL L. NEELY JR.

Seller's Taxpayer Identification Number Solicitation and Certification
You are required by law to provide the Settlement Agent named above with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under Penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

Date

Page 3

form HUD-1 (3/86)
Handbook 4305.2

RE: SPECIFIC USE PERMIT REQUEST

Michael Neely/Katy Page
43 Oakmont Circle
Belton, TX 76513

February 20, 2025

City of Morgan's Point Resort
8 Morgan's Point Boulevard
Morgan's Point Resort, TX 76513

Dear Camille Bowser,

My name is Katy Page and I am the daughter and power of attorney for my father and property owner, Michael Neely. I am writing today as I will not be able to attend the hearing regarding my fathers proposed short term rental application.

My father purchased this property from my brother in 2018 with the hopes to retire and live out his days on Lake Belton. Unfortunately, during the snow storms of 2021, my father slipped on the ice and broke his hip. Soon after he was diagnosed with Multiple Sclerosis, and after reoccurring falls, I made the difficult decision to move my father to an assisted living facility near my residence in Fort Worth in 2022.

Up until November, 2024, I was fortunate to have located and secured long term tenants, which was the greatest blessing, as it enabled my father to afford his facility. Without income from renting his home he would not be able to stay, as Social Security is his only other source of income and only covers a fraction of his monthly room and board.

When the real estate market took a downturn I struggled to find another long term tenant, and knew I wouldn't bring fair market value if we had to sell during low season. In order to keep up with his facility fees and medical bills after a recent surgery, I reached out to a short term rental management company to help find a tenant to generate funds.

The real estate market is still slow and we have not been able to secure consistent tenants due to the seasonality of the property, but it has still been enough to help subsidize expenses.

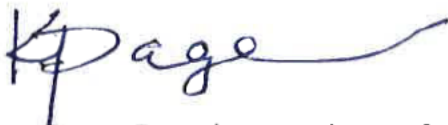
Without the income generated from my fathers property, he would not be able to afford to stay in his facility and receive the level of care he now requires. I have a family of 4 and we do not have the space or accommodations to move him in.

I can ensure that the property is being well managed and overseen by a team of local professionals to ensure the integrity and overall condition of the home is maintained.

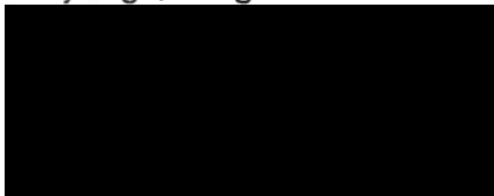
I hope that the officials and residents of Morgan's Point will seriously consider and approve my fathers unique situation and financial need for this income generating property.

I look forward to hopefully reaching a favorable decision. Please feel free to contact me with any questions, concerns, financials or property information.

Sincerely,

A handwritten signature in blue ink that reads "K Page". The "K" is stylized with a long vertical stroke, and "Page" is written in a cursive script.

Katy Page, Daughter and POA for Michael Neely



Fort Worth, TX 76116



SUP Specific Use Permit

Camille Bowser <Camille.Bowser@mprtx.us>

Thu, Feb 13, 2025 at 3:33 PM

To: [REDACTED]
Cc: Ken Hobbs <hobbs1968@yahoo.com>

Good afternoon,

I would like to start by apologizing for taking so long to get back with you regarding your application. You will be receiving a letter with the following public hearing information, and this is the same letter your neighbors within 200 ft of your property will be receiving:

Subject: Notice of Public Hearing – Specific Use Permit Request

Dear Property Owner,

The Morgan's Point Resort Planning and Zoning Commission will conduct a public hearing to consider a request for a Specific Use Permit (SUP) for Short Term Vacation Rental on property located at [43 Oakmont Cir, Morgan's Point Resort TX 76513](#): Section 3, Block 001, Lot(s) 0017 & 0018 - Bell Cad Parcel ID 5634 & 53564

- Hearing Date: March 25, 2025
- Time: 5:30 PM
- Location: Event Center, [60 Morgan's Point Blvd, Morgan's Point Resort TX 76513](#)
- Applicant: Michael L Neely
- Proposed Use: Short Term Vacation Rental
-

Following the Planning and Zoning Commission's review, the request will be forwarded to the City Council for final consideration at a separate hearing on April 8, 2025.

You are invited to attend and provide input on this matter. If you have any questions or wish to submit written comments, please contact Camille Bowser at 254-742-3206 or camille.bowser@mprtx.us

Camille Bowser

City of Morgan's Point Resort

City Secretary

PH: 254-742-3206

ORDINANCE 25-003

AN ORDINANCE OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR 43 OAKMONT CIR, MORGAN'S POINT RESORT, TEXAS, SECTION 3, BLOCK 001, LOT(S) 0017 & 0018, BELL CAD PARCEL ID 5634 & 53564;

WHEREAS,

1. The City of **Morgan's Point Resort** received a request for a **Specific Use Permit (SUP)** for the property located at **43 Oakmont Cir, Morgan's Point Resort TX 76513** to allow **a short-term vacation rental in a residential zoning district**.
2. The **Planning and Zoning Commission** held a public hearing on **March 25, 2025**, and forwarded **[a recommendation of approval/denial]** to the **City Council**.
3. The **City Council** conducted a public hearing on **April 8, 2025**, in accordance with the Texas Local Government Code and the City's zoning regulations.
4. After considering public testimony and staff recommendations, the City Council finds that the requested **Specific Use Permit** is in compliance with the **City's Comprehensive Plan** and will not adversely affect the surrounding properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

SECTION 1. APPROVAL

A **Specific Use Permit (SUP)** is hereby **granted** for the property located at **43 Oakmont Cir, Morgan's Point Resort TX 76513**, allowing **short-term vacation rental in a residential zoning district**, subject to the following conditions:

1. Legal Description of Property **Exhibit A**.
2. Compliance with all applicable building codes and ordinances of the City of **Morgan's Point Resort**.
3. Any additional conditions imposed by the City Council.

SECTION 2. OPEN MEETINGS

This ordinance was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

SECTION 3. SEVERABILITY

In the event that one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Ordinance shall be construed as if such invalid, illegal or unenforceable

provision has never been contained herein, but shall not affect the remaining provisions of this Ordinance , which shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE

This ordinance shall become effective immediately upon its publication as required by Texas law.

PASSED AND APPROVED this 8th day of April 2025, by ____ (ayes) to ____ (nays) with ____ abstentions by vote of the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor
City of Morgan's Point Resort, Texas

ATTEST:

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

EXHIBITS (IF APPLICABLE):

 **Exhibit A – Legal Description of Property**



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday, March 11, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

Call to Order

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

PRESENT

Dennis Green
Dorothy Allyn
Pat Clune
Roxanne Stryker
Stephen Bishop

ABSENT

Jimbo Snyder

Invocation

Led by Robert, Joel, and Oliver Sharp

Pledge of Allegiance

Led by Robert, Joel, and Oliver Sharp

Presentations

N/A

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.

Donna Hartman, 112 Great West Loop, MPR, TX - Spoke in regard to changes in city ordinances, resolution 25-012 and the Candidate Meet & Greet

(Video 2:15)

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.

1. MS-25-003 Consider Minutes of Regular City Council Meeting on February 11, 2025

Motion made to accept minutes of Regular City Council Meeting on February 11, 2025

Motion made by Stryker, Seconded by Clune.

Voting Yea: Allyn, Bishop

Passed

(Video 5:26)

Interlocal Agreements

2. DS-ILA-1 Discuss and consider one of two Interlocal Government Agreements with Bell County in regard to platting in the extraterritorial jurisdiction of the City as required by Section 242.001, Local Government Code.

Pulled from agenda

(Video 5:55)

Resolutions

3. RS-25-008 Discuss and Consider a memorandum/resolution authorizing assigning primary and alternate Horizon Bank authorizations

Motion was made to approve RS-25-008, assigning as primary authorizers, Dennis M. Baldwin, City Manager and Mary Tolman, Finance Director; along with alternate authorizers Nayda Santana, Procurement Director and Katrice Jackson, Director of Administrative Services

Motion made by Bishop, Seconded by Stryker.

Voting Yea: Allyn, Clune

Passed

4. RS-25-009 Discuss and Consider memorandum/resolution approving the change of Interim City Manager to current City Manager as the authorized official for a grant application in the amount of \$14,025 for portable radios under the FY 2025 Criminal Justice Grant

Motion made to accept RS-25-009, approving the change of Interim City Manager to current City Manager as the authorized official for a grant application in the amount of \$14,025 for portable radios under the FY 2025 Criminal Justice Grant

Motion made by Stryker, Seconded by Clune.

Voting Yea: Allyn, Bishop

Passed

- 5. RS-25-010** Consider memorandum/resolution accepting the resignation of Justin Strawn from the Planning & Zoning Commission and declaring a vacancy for the position

Motion made to accept RS-25-010, the resignation of Justin Strawn from the Planning & Zoning Commission and declaring a vacancy for the position

Motion made by Allyn, Seconded by Stryker.
Voting Yea: Clune, Bishop

Passed

- 6. RS-25-011** Consider memorandum/resolution authorizing the creation of the Central Texas Regional 9-1-1 Emergency Communications District

Motion made to accept RS-25-011, authorizing the creation of the Central Texas Regional 9-1-1 Emergency Communications District

Motion made by Allyn, Seconded by Clune.
Voting Yea: Stryker, Bishop

Passed

(Video 6:06)

Ordinances

- 7. OR-25-001** Consider an Ordinance approving minor adjustments to Chapter 14 Section 23. Zoning Commission and 24. Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures of Appendix B

Motion was made to accept OR-25-001, approving minor adjustments with additional amendments listed below given by the council during the meeting to Chapter 14, Section 23, Zoning Commission, and Section 24, Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures, of Appendix B. Additional amendments are:

In Section 23 add "Planning and Zoning" after Commission in the Title

In Section 23.4 add "as directed by Council"

In Section 24.3 change 200 feet to 400 feet for notification to residents on variances

Motion made by Stryker, Seconded by Allyn.
Voting Yea: Clune, Bishop

Passed

(Video 12:30)

City Manager Updates

FEMA
Ceres invoice release
Elevated storage tank
Monthly finance reports
RFQ for investment advisor

Pit and brush release
 FY single audit for the ARPA funding grant
 Comprehensive plan
 Request for zipcode
 Ceres contract
 CIP strategic session
 TxDOT Sidewalk
 Stormwater engineering service
 Roadway plan proposal is not back from the county yet. Going out with RFP for repairs
 Crack sealing machine
 Internal controls
 Fundview
 Grants

Alterman Allyn requested we set time aside to update the 2025-2026 work plan before the budgeting process

(Video 17:00)

Adjournment

I certify that a copy of the _3-11-2025_ 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 __3-7-2025__ at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. 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 254-742-3206 .

Dennis Green, Mayor

ATTEST:

Camille Bowser, City Secretary

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting(s), this notice is being posted to meet the requirements of the Texas Open Meetings Act subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

LIBRARY COMMITTEE MTG:

Mary Ruth Briggs Library, March 12, 2025, 7:00 pm-9:00pm

AUXILIARY MTG:

Garrett and Mic Hill Event Center, March 13, 2025, 6:00pm-9:00pm

MPR COFFEE W/ COUNCIL MEMBER ALLYN:

Mary Ruth Briggs Library, March 14, 2025, 8:00 am-10:00am

FIRE DEPARTMENT AWARDS:

Mic and Garrett Hill Event Center, March 15, 2025, 6:00pm-10:00pm

PRESIDENT'S DAY:

City Hall Closed, March 17, 2025, 7:00am

LIBRARY VOLUNTEER WORKDAY:

Mary Ruth Briggs Library, March 19, 2025, 1:00pm-3:00pm

PARKS & REC MTG:

Priority Charter School Admin Conference Rm, March 19, 2025, 6:00pm-9pm

MPR COPS:

Garrett and Mic Hill Event Center, March 20, 2025, 7:00pm-9:00pm

PLANNING & ZONING WKSHP:

Garrett and Mic Hill Event Center, March 25, 2025, 5:00pm-5:30

PLANNING & ZONING PUBLIC HEARING:

Garrett and Mic Hill Event Center, March 25, 2025, 5:30-6:00

PLANNING & ZONING MTG:

Garrett and Mic Hill Event Center, March 25, 2025, 6:00pm-8:00pm

MPR EXPLORERS:

Garrett and Mic Hill Event Center, March 27, 2025, 9:00am-12:00pm

CITY COUNCIL CANDIDATE MEET & GREET:

Garrett and Mic Hill Event Center , April 7, 2025, 6:00pm

CITY COUNCIL WKSHP:

Garrett and Mic Hill Event Center, April 8, 2025, 5:00pm-6:00pm

CITY COUNCIL MTG:

Garrett and Mic Hill Event Center, April 8, 2025, 6:00pm

DRAFT



STATE OF TEXAS §

INTERLOCAL GOVERNMENT AGREEMENT
IN REGARD TO PLATTING IN THE
EXTRATERRITORIAL JURISDICTION

COUNTY OF BELL §

WHEREAS, Section 242.001, Local Government Code, requires that a county and municipalities within the unincorporated areas of the county, specifically the area of extraterritorial jurisdiction of the cities, that county shall enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats and approve related permits in the extraterritorial jurisdiction of each such municipality; and

WHEREAS, Section 242.001 authorizes a county and municipalities to establish a consolidated and consistent set of regulations related to plats and subdivisions of land as authorized by Chapters 212 and 232 of the Local Government Code, as well as other statutes applicable to both a county and municipalities, that will be enforced in the extraterritorial jurisdiction; and

WHEREAS, it is in the best interests of citizens of Bell County for the various governmental entities in this county to cooperate in the provision of more efficient and higher quality delivery of government services, which in this case can be more effectively provided by the County herein; and

WHEREAS, the parties herein have found it advisable to enter into a written agreement providing for regulation of subdivision platting in the unincorporated areas of the County and in the extraterritorial jurisdictions of the City of Morgan's Point Resort ("City") by Bell County ("County") and the City, as authorized by Section 242.001, Local Government Code.

NOW, THEREFORE, in consideration of the promises, covenants, and agreements contained herein, the parties hereto mutually agree as follows:

1. From and after the execution of this Agreement by all parties, the City, as a party to this agreement, shall be the entity authorized to regulate subdivision plats and approve related permits within the extraterritorial jurisdiction of the City, as that authority is found under Chapter 212, Local Government Code, except as otherwise herein provided, and the office established by the City for that purpose) shall be the exclusive office for acceptance of such

plat and permit applications and all other transactions involving the County, the City, and the developer in the planning process.

2. The City may charge appropriate fees as authorized by law related to the subdivision platting and permitting process and shall retain those fees.
3. The City shall require a developer to provide to the County a copy of all proposed subdivision plats in the City's extraterritorial jurisdiction. The County may review and may offer comments on any proposed subdivision plat located within the City's extraterritorial jurisdiction and such comments shall be given due consideration by the City. Notwithstanding, the County's review and/or comments shall not be construed as limiting the County's authority nor enhancing the City's authority to approve subdivision plats in the extraterritorial jurisdiction under this agreement.
4. Any plat for a subdivision in the area of the extraterritorial jurisdiction of the City shall require only the approval of the City.
5. Upon approval of the plat by the City, the City shall accept for maintenance, in accordance with City rules and regulations relating to the acceptance of public streets, drainage, and/or other infrastructure, said public streets, drainage, and/or other infrastructure.
6. The authority provided by Chapter 212, Local Government Code, to the City under this agreement shall be amended as follows:
 - a. A plat shall be required for a division of property within the extraterritorial jurisdiction of the City wherein any of the proposed tracts are less than ten acres in size, as permitted under Chapter 232, Local Government Code, but the only exceptions to that requirement shall be those found in Chapter 212, Local Government Code.
7. This Agreement shall be automatically renewed annually on the anniversary of the date it was executed hereunder.
8. The City or the County may rescind this Agreement at any time with thirty days' written notice.
9. This Agreement may be amended at any time in writing with the mutual consent of the City and the County.

This Agreement is executed this _____ day of _____, 2025.

Bell County

City of Morgan's Point Resort

By: _____
County Judge

By: _____
Mayor

Attest: _____
County Clerk

Attest: _____
City Secretary



STATE OF TEXAS §

INTERLOCAL GOVERNMENT AGREEMENT
IN REGARD TO PLATTING IN THE
EXTRATERRITORIAL JURISDICTION

COUNTY OF BELL §

WHEREAS, Section 242.001, Local Government Code, requires that a county and municipalities within the unincorporated areas of the county, specifically the area of extraterritorial jurisdiction of the cities, that county shall enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats and approve related permits in the extraterritorial jurisdiction of each such municipality; and

WHEREAS, Section 242.001 authorizes a county and municipalities to establish a consolidated and consistent set of regulations related to plats and subdivisions of land as authorized by Chapters 212 and 232 of the Local Government Code, as well as other statutes applicable to both a county and municipalities, that will be enforced in the extraterritorial jurisdiction; and

WHEREAS, it is in the best interests of citizens of Bell County for the various governmental entities in this county to cooperate in the provision of more efficient and higher quality delivery of government services, which in this case can be more effectively provided by the County herein; and

WHEREAS, the parties herein have found it advisable to enter into a written agreement providing for regulation of subdivision platting in the unincorporated areas of the County and in the extraterritorial jurisdictions of the City of Morgan's Point Resort ("City") by Bell County ("County") and the City, as authorized by Section 242.001, Local Government Code.

NOW, THEREFORE, in consideration of the promises, covenants, and agreements contained herein, the parties hereto mutually agree as follows:

1. From and after the execution of this Agreement by all parties, the County, as a party to this agreement, shall be the entity authorized to regulate subdivision plats and approve related permits within the extraterritorial jurisdiction of the City, as that authority is found under Chapter 212, Local Government Code, except as otherwise herein provided, and the office established by the County for that purpose(the County Engineer's Office) shall be the exclusive office for acceptance of such plat and permit applications and all other transactions involving the County, the City, and the developer in the planning process.

2. The County may charge appropriate fees as authorized by law related to the subdivision platting and permitting process and shall retain those fees.
3. The County shall require a developer to provide to the City a copy of all proposed subdivision plats in the City's extraterritorial jurisdiction. The City may review and may offer comments on any proposed subdivision plat located within the City's extraterritorial jurisdiction and such comments shall be given due consideration by the County. Notwithstanding, the City's review and/or comments shall not be construed as limiting the County's authority nor enhancing the City's authority to approve subdivision plats in the extraterritorial jurisdiction under this agreement.
4. Any plat for a subdivision in the area of the extraterritorial jurisdiction of the City shall require only the approval of the County.
5. Upon approval of the plat by the County, the County shall accept for maintenance, in accordance with County rules and regulations, said public streets, drainage, and/or other infrastructure. Acceptance of any platted, dedicated public streets, drainage, and/or other infrastructure by the County is conditioned upon:
 - a. Said dedicated public streets, drainage, and/or other infrastructure meeting the requirements of the County as set forth in the Bell County Subdivision Regulations, and;
 - b. A separate action (from the approval of the plat) by the Bell County Commissioners Court accepting said public streets, drainage, and/or other infrastructure.
6. The authority provided by Chapter 212, Local Government Code, to the City under this agreement shall be amended as follows:
 - a. A plat shall be required for a division of property within the extraterritorial jurisdiction of the City wherein any of the proposed tracts are less than ten acres in size, as permitted under Chapter 232, Local Government Code, but the only exceptions to that requirement shall be those found in Chapter 212, Local Government Code.
7. This Agreement shall be automatically renewed annually on the anniversary of the date it was executed hereunder.
8. The City or the County may rescind this Agreement at any time with thirty days' written notice.
9. This Agreement may be amended at any time in writing with the mutual consent of the City and the County.

This Agreement is executed this _____ day of _____, 2025.

Bell County

City of Morgan's Point Resort

By: _____
County Judge

By: _____
Mayor

Attest: _____
County Clerk

Attest: _____
City Secretary

RESOLUTION 25-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH _____ FOR REGULATION OF PLATTING IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY AS REQUIRED BY SECTION 242.001 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the City of Morgan's Point Resort and Bell County are authorized by the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, to enter into Interlocal Agreements to promote efficiency and effectiveness in government functions; and

WHEREAS, Section 242.001 of the Texas Local Government Code requires that the City and the County enter into an agreement regarding the regulation of subdivision plats and related permits in the ETJ of the City; and

WHEREAS, the City Council of the City of Morgan's Point Resort has determined that entering into this Interlocal Agreement with Bell County is in the best interests of the citizens of Morgan's Point Resort and serves the public welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS:

Section 1. That the findings set forth in the preamble to this Resolution are hereby in all things approved and adopted.

Section 2. This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting

Section 3. That the City Council authorizes the City Manager of the City of Morgan's Point Resort to execute, on behalf of the City, an Interlocal Agreement with Bell County, in substantially the form attached hereto as Exhibit A, regarding the regulation of subdivision plats in the ETJ of the City as required by Section 242.001 of the Texas Local Government Code.

Section 4. That the Interlocal Agreement shall specify that _____ shall approve all plats in the ETJ and accept maintenance responsibilities for infrastructure associated with such.

Section 5. That this Interlocal Agreement shall become effective upon its execution by both parties and shall remain in effect until terminated as provided in the Agreement.

Section 6. In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or

unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Resolution , which shall remain in full force and effect

Section 7. That this Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED this the ____ day of _____, **2025** by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor

ATTEST:

Camille Bowser, City Secretary

ORDINANCE 25-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 8, OFFENSES AND NUISANCES, BY ADDING SECTION 8.01.003 ESTABLISHING A CURFEW FOR PARKS; PROVIDING FOR EXCEPTIONS; PROVIDING A PENALTY FOR VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of Morgan's Point Resort, Texas, deems it necessary to establish regulations for the use of public parks within the city limits to ensure public safety and maintain order;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS:

Section 1. AMENDMENT OF THE CODE OF ORDINANCES

Chapter 8, Offenses and Nuisances, of the Code of Ordinances, City of Morgan's Point Resort, is hereby amended by adding Section 8.01.003 to read as follows:

Sec. 8.01.003 - Curfew in Parks

(a) Establishment of Curfew: There is hereby established a curfew for all public parks within the city limits from 11:00 p.m. to 5:00 a.m. During this period, no person shall use or remain in any public park of the city for any purpose, except as provided in subsection (b) of this section.

(b) Exceptions: An exception to this curfew may be granted by submitting a written request for an exception to the City Manager or his designee, stating the purpose and justification for the request.

(c) Penalty for Violation: Any person violating the provisions of subsection (a) of this section shall be guilty of a Class C misdemeanor as defined by the Texas Penal Code and, upon conviction, shall be subject to a fine not exceeding \$500.

Section 2. Open Meetings: This ordinance was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

Section 3. Severability: In the event that one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Ordinance shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect.

Section 4. Effective Date: This Ordinance shall become effective immediately upon its publication as required by Texas law.

PASSED AND APPROVED this 8th day of April 2025, by ____ (ayes) to ____ (nays) with ____ abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

Dennis Green, Mayor
City of Morgan's Point Resort, Texas

ATTEST:

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