



City of Morgan's Point Resort

Agenda

City Council Workshop

Tuesday, March 10, 2026

5:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

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

THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS WILL CONVENE AT THE LOCATION AND TIMES STATED ABOVE TO HOLD A WORKSHOP TO ALLOW THE CITY COUNCILMEMBERS TO COMMUNICATE AND ASSESS THE ITEMS CONTAINED IN THIS AGENDA. THE ITEMS LISTED BELOW ARE FOR DISCUSSION PURPOSES ONLY AND NO FORMAL ACTION OR VOTES WILL BE TAKEN. AS A QUORUM OF THE MEMBERS OF THE CITY COUNCIL MAY BE PRESENT, THIS AGENDA IS BEING POSTED IN COMPLIANCE WITH CHAPTER 551 TEXAS GOVERNMENT CODE AND THE TEXAS OPEN MEETING ACT.

1. **Call to Order**
2. **Announcement and Citizen Comments**

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.

3. **Regular Agenda**

- a. **DS-26-012** Discuss the Minutes of Regular Session City Council Meeting on January 13, 2026
- b. **DS-26-013** Discuss the Minutes of Regular Session City Council Meeting on February 10, 2026
- c. **DS-25-014** Discuss an Ordinance approving the FY 2025-2026 Budget Amendment recognizing revenues and expenditures
- d. **DS-25-015** Discuss an Ordinance approving a FY 2025-2026 Budget Amendment authorizing the carry forward of fiscal year 2024-2025 revenue and expenditure accounts.
- e. **DS-25-016** Discuss a memorandum/resolution to appoint Kim Helka as Vice Chair on the Library Board
- f. **DS-26-017** Discuss an Ordinance to approve 20 Quail Loop variance from ½ acre ordinance requirement
- g. **DS-26-018** Discuss a memorandum/resolution with P&Z recommendation for a Public Hearing on the carport variance request at 14 South Robin

- h. DS-26-019** Discuss a memorandum/resolution to authorize ACM/CFO Mary Tolman to serve as the Designated Officer under Texas Local Government Code 105.011 to initiate the competitive solicitation process for city depository banking services.
- i. DS-26-020** Discuss a memorandum/resolution to accept a Rural VFD Assistance Program Grant in the amount of \$10,000 and authorize the City Manager to execute any and all documents related to said grant.
- j. DS-26-021** Discuss a memorandum/resolution to reappoint EDC Board Members – Scott Fournier, Greg Weisman, and Ted Teegarden for another two-year term.
- k. DS-26-022** Discuss an amendment to Ordinance on Sec. 2.01.007 – Impoundment of Animals
- l. DS-26-023** Discuss a memorandum/resolution to authorize the City to enter into agreement allowing an application for the Homeland Security grant.

4. Finance Director Updates

5. City Manager Updates

6. Executive Session

The City Council will adjourn into an Executive Session in accordance with the following provision(s):

- a.** A discussion of real Property Section 551.072 of the Texas Government Code -Voluntary Annexation
- b.** A discussion of Legal Matters Section 551.071 of the Texas Government Code – Consultation with Attorney
- c.** A discussion for the City Manager update Section 551.074 of the Texas Government Code – Personnel Matters

7. Adjournment

I certify that a copy of the 3-10-2026 agenda of items to be considered by the Morgan’s Point Resort was posted and could be seen on the City Hall bulletin board and Morgan’s Point Resort website on the 3-04-2026 at 4:00 PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at 254-780-1334 ext. 104 for further information.

Kelli Merolillo, City Secretary

RESOLUTION NO. 26-007

THE RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS, APPROVING THE VARIANCE FOR A CARPORT AT 11 ROBIN CIRCLE SUBMITTED BY THE PROPERTY OWNERS AT 14 SOUTH ROBIN DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City of Morgan's Point Resort, Texas, desires to approve the variance for a carport submitted on property at 11 Robin Circle,

WHEREAS, and application and supporting documentation has been submitted and approved by majority of Planning and Zoning committee.

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

SECTION 1. Action Approved: Approve the variance for a carport on the property of 11 Robin Circle.

SECTION 2. Open Meetings: 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. Severability: 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 as 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 4. Effective Date: This resolution is effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of March 2025, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Morgan's Point Resort City, Texas.

THE CITY OF MORGANS POINT, TEXAS

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

Attest:

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

DRAFT

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 14 South Robin Dr.

DS 26-018

Agenda Item Summary: Resident is requesting a variance to build a carport on her second lot, 11 Robin Circle. The lots are divided by a green easement and are not contiguous with the lot that her home is currently on. The carport will be open on three sides and will have an equipment shed attached to the rear of the carport. No plumbing or electricity is required for the equipment shed.

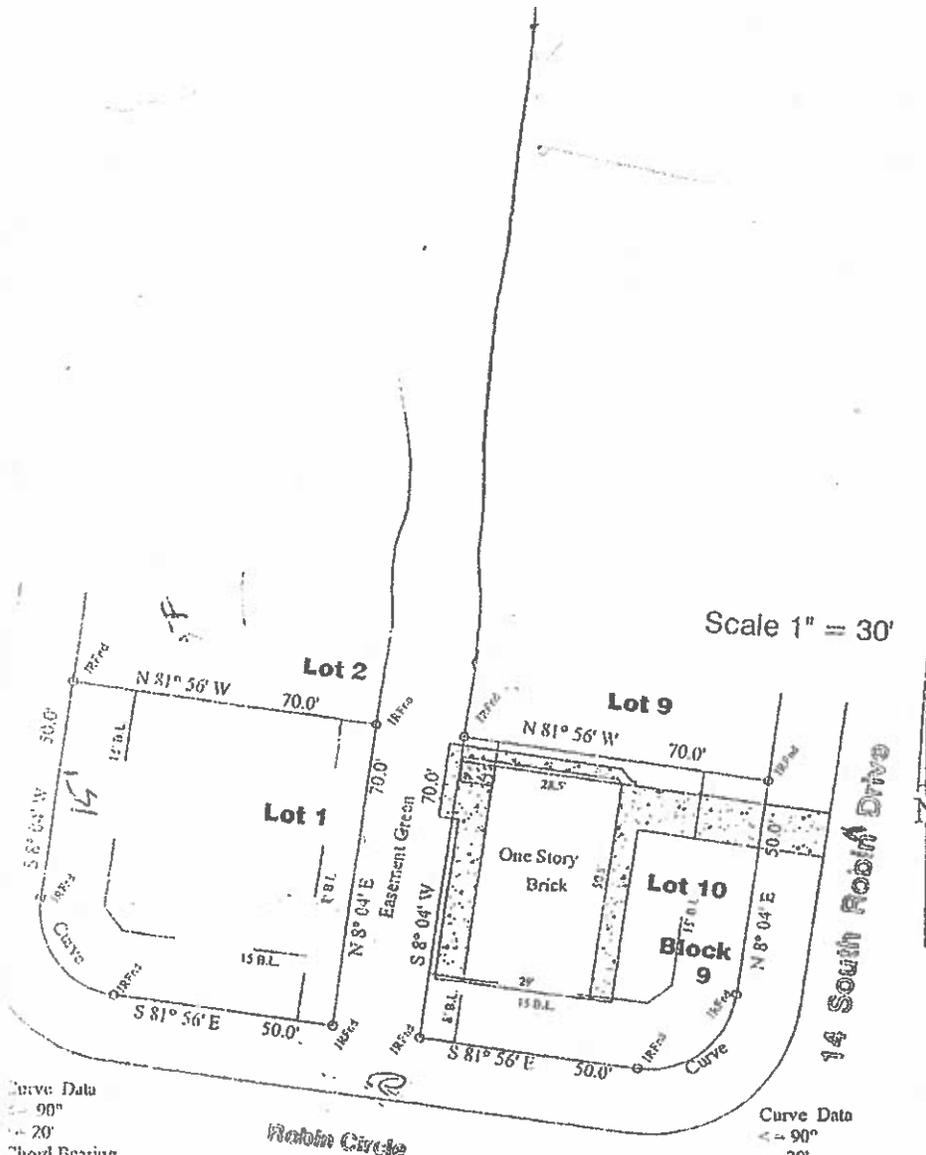
Public Notification and Input: P&Z members have requested we hold a public hearing to ensure there are no objections to the requested carport on a non-contiguous lot.

Recommendation: Hold Public Hearing at P&Z meeting on 3/24/2026

Voting Yes: 7

Voting No: 0

Agenda Item Action: Discuss need for public hearing for carport to be built on lot #2 at 11 Robin Circle.



640-
 Various
 Easement
 Green
 City of name on easement

Scale 1" = 30'

Curve Data
 Δ = 90°
 r = 20'
 Chord Bearing
 S 36° 56' E
 28.28'

Curve Data
 Δ = 90°
 r = 20'
 Chord Bearing
 N 53° 04' E
 28.28'

**SURVEY EXAMINED AND
 ACCEPTED BY PURCHASERS**

DATE _____

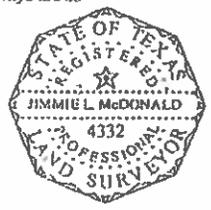
These easements do not affect this tract:
 MPRC & COT 1634/219
 Morgans Point WCID 1/1
 COT 1634/221; 1660/432

State of Texas
 County of Bell

I, Jimmie L. McDonald, a Registered Professional Land Surveyor in the State of Texas, hereby certify to the best of my knowledge and belief that the above plat is true and correct, that it was prepared from an actual survey of the property, by me, on the ground, being Lot 1 and Lot 10, Block 9, in Morgan's Point Resort City, Section 8-A, in Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, and being that same Lot 10, Block 9, as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1625, Page 111 and Lot 1, Block 9 as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1651, Page 844, as recorded in the Deed Records of Bell County, Texas. All survey monuments, easements, protrusions, and right-of ways are as shown.

Jimmie L. McDonald

Jimmie L. McDonald, RPLS 4332
 Date 16 February 2009
 MLS 09-2052
 GF- 09-0651



20 W X 32 L

