



City of Morgan's Point Resort

Agenda

City Council Regular Session

Wednesday November 12, 2025

6:00 PM

MPR EVENT CENTER –
60 Morgan's Point Blvd

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

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Citizen Comment on Agenda Items

- a. 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.*

5. Public Hearing(s)

- a. **PH-25-011** Hold a public hearing for a Budget Amendment recognizing Revenue and Expenditures for FY 2025
- b. **OR-25-021** Discuss and consider an Ordinance approving FY 2025 budget amendment recognizing Revenue and Expenditures
- c. **PH-25-012** Hold a public hearing for a Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025
- d. **OR-25-022** Discus and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenues and Expenditures in multiple operating funds from FY 2025

6. Presentations

- a. **PS 25-003** Department Quarterly Reports

7. Consent Agenda

All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember request that an item be removed for separate discussion. Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.

Minutes

- a. MN -25-026 Consider Minutes of Regular Session City Council Meeting on October 14, 2025

8. Ordinances

- a. OR 25-023 Discuss and consider Chapter 3 building regulations

9. Resolutions

- a. RS 25-037 Discuss and consider a memorandum/resolution appointing members to the Planning and Zoning Commission
- b. RS 25-038 Discuss and consider a resolution to approve a Name Place Designation for Morgan's Point
- c. RS 25-039 Discuss and consider a memorandum/resolution to adopt an Investment Policy in accordance with Texas Government Code Chapters 2256 (the "Public Funds Investment Act") and 2257 (the "Public Funds Collateral Act")

10. Finance Director Updates

11. City Manager Updates

12. Executive Session

The City Council will adjourn into an Executive Session for

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

13. Discussion and possible action resulting from Executive Session

Adjournment

I certify that a copy of the 11-12-2025 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 11-05-2025 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: Temple Daily Telegram. 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.

Nayda Santana, Interim 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.

1. Planning and Zoning Committee November 13, 2025, 5:00 PM - 8:00 PM @ Mary Ruth Briggs Library
2. Auxiliary Meeting November 13, 2025, 6:00 PM - 9:00 PM @ Garrett and Mic Hill Event Center
3. MPR Coffee with Council Member November 14, 2025, 8:00 AM - 10:00 AM @ Mary Ruth Briggs Library
4. Annual Art Show November 14, 2025, 9:00 AM - 6:00 PM @ Mic and Garrett Hill Event Center
5. Annual Art Show November 15, 2025, 6:00 PM - 9:00 PM @ Mic and Garrett Hill Event Center
6. Joint EDC Meeting with City Council November 18, 2025, 6:00 PM - 8:00 PM @ Mic and Garrett Hill Event Center
7. Library Volunteer Workday November 19, 2025, 1:00 PM - 3:00 PM @ Mary Ruth Briggs Library
8. Parks and Recreation Meeting November 20, 2025, 6:00 PM - 8:00 PM
9. MPR COPS November 20, 2025, 7:00 PM - 9:00 PM @ Garrett and Mic Hill Event Center
10. Pre-Thanksgiving Bake Sale November 22, 2025, 8:00 AM - 12:00 PM @ Emergency Services Center
11. Municipal Court November 24, 2025, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
12. Thanksgiving Holiday City Hall Closed November 27, & 2025, @ City Hall
13. Day After Thanksgiving Holiday City Hall Closed November 28, 2025, City Hall
14. Santa and Mrs. Claus December 5, 2025, 6:00 PM - 8:00 PM @ Mic and Garrett Hill Event Center
15. Municipal Court - Library Closed December 8, 2025, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
16. City Council Workshop December 9, 2025, 5:00 PM - 6:00 PM @ Garrett and Mic Hill Event Center
17. City Council Meeting December 9, 2025, 6:00 PM - 10:00 PM @ Garrett and Mic Hill Event Center
18. Library Committee Meeting December 10, 2025, 7:00 PM - 9:00 PM @ Mary Ruth Briggs Library
19. Auxiliary Meeting December 11, 2025, 6:00 PM - 9:00 PM @ Garrett and Mic Hill Event Center
20. MPR Coffee with Council Member December 12, 2025, 8:00 AM - 10:00 AM @ Mary Ruth Briggs Library

ORDINANCE NO 25-021

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 RECOGNIZE REVENUE AND EXPENDITURE ACCOUNTS IN MULTIPLE OPERATING 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
02-00-4810	Federal Grant (FEMA)	712,309.13	\$34,519.13	\$747,309.13
02-00-4811	State Grant (DJ-Edward Byrne Memorial Justice Assistance Grant Program/Portable Radios	-0-	\$12,356.46	\$12,356.46
02-00-4811	State Grant (SH-Bullet-Resistant Shield Grant Program	\$12,356.46	\$ 9,350.00	\$21,706.46
02-20-4910	Dive Donation MZ Foundation	\$1,405.62	\$ 3,500.00	\$4905.62
	Total:	726,071.21	\$59,725.59	\$786,277.67

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

James Snyder
Mayor

ATTEST:

Kelli Merolillo
City Secretary

11/10/2025 12:49 PM

Pooled Cash

XXX7968

Amount: \$34,519.13

Statement Description: TX DIV EMER MGMT INV-PAYMTS ISA 00 0000000000 00 0000000000 ZZ
17460

Posted Date: 9/29/2025

Type: Credit

Status: Posted

11/10/2025 7:37 PM

Pooled Cash

XXX7968

Amount: \$12,356.46

Statement Description: GOVERNOR FISCAL INV-PAYMTS ISA 00 0000000000 00 0000000000 ZZ 17460

Posted Date: 8/11/2025

Type: Credit

Status: Posted

11/10/2025 7:36 PM

Pooled Cash

XXX7968

Amount: \$9,350.00

Statement Description: GOVERNOR FISCAL INV-PAYMTS ISA 00 0000000000 00 0000000000 ZZ 17460

Posted Date: 8/4/2025

Type: Credit

Status: Posted

MZ FOUNDATION-OPERATING ACCOUNT

000333

MORGAN'S POINT RESORT DIVE TEA		VENDOR	CHECK DATE		
		MOR029	08/13/25		
INVOICE NUMBER	INVOICE DATE			DISCOUNT TAKEN	AMOUNT PAID
08/05/25	08/05/25	404671		\$0.00	\$3,500.00
		08/25-DONATION TO THE MORGAN'S		POINT DIVE	TEAM
		Total:		\$0.00	\$3,500.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

MZ FOUNDATION-OPERATING ACCOUNT

19026 Ridgewood Pkwy.
Suite 225
San Antonio, TX 78259
210/495-5577

Frost National Bank
P.O. Box 1600
San Antonio, TX 78296

30-9/1140
61

000333

DATE 08/13/25

PAY *****3,500 Dollars and 00 Cents

\$ *****3,500.00

TO
THE
ORDER
OF

MORGAN'S POINT RESORT DIVE TEAM
6 LAKE FOREST DRIVE
MORGAN'S POINT RESORT, TX 76710

VOID AFTER 90 DAYS

[Signature]

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

000000333 114000093 010578312

Dear Scott Martin

I hope this letter finds you well. I am writing on behalf of the Morgan's Point Resort Dive Team to respectfully request your support in helping us fully outfit our dive team response trailer. As a volunteer-based, public safety dive unit, our mission is to provide timely, professional underwater search, rescue, and recovery services in Bell County and throughout Central Texas.

While we recently acquired a trailer to improve our operational readiness and response capabilities, we currently lack the necessary outfitting to store and deploy our specialized dive and rescue equipment efficiently. Outfitting the trailer with secure shelving, equipment mounts, lighting, and scene-support features will allow our team to mobilize quickly and effectively in critical incidents—ranging from drowning recoveries and evidence searches to mutual aid missions in surrounding jurisdictions.

We are seeking financial contributions or in-kind donations to help us meet our outfitting goals. Your partnership would enhance our ability to serve the community.

Please feel free to contact me directly at 203-888-6499 or Sydney.mcbride@templetx.gov to discuss this request further or to arrange a meeting. Thank you for considering this opportunity to make a lasting impact on the safety and well-being of our community.

With sincere appreciation,

Sydney McBride

Dive Team Administrator

Morgan's Point Resort Dive Team

6 Lake Forest Drive

Morgan's Point Resort, TX

Sydney.mcbride@templetx.gov

503-888-6499

Final
Approval
\$3,500.00
SM

ORDINANCE NO 25-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE FY 2026 ANNUAL BUDGET OF THE CITY OF MORGAN'S POINT RESORT TO CARRY FORWARD REVENUE AND EXPENDITURE ACCOUNTS IN MULTIPLE OPERATING 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, 2025 to September 30, 2026, 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 2026 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 25-018, adopting a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2025 to September 30, 2026, be amended as to the portion of said budget as follows:

Account #	Account Description	Original Budget	Budget Change	Amended Budget
02-10-4840	Insurance Proceeds (Revenue Vehicle Repair)	-0-	\$ 5,375.21	\$ 5,375.21
02-20-5510	Rifles/Armor (Expense)	-0-	\$ 2,598.00	\$ 2,598.00
02-20-4910	Dive Donation MZ Foundation (Revenue)	\$5,000.00	\$ 3,500.00	\$8,500.00
15-00-4840	Insurance Proceeds (Revenue)	-0-	\$97,000.00	\$97,000.00
12-00-4770	Transfer from General (Revenue)	-0-	\$100,000.00	\$100,000.00
15-00-6640	Building and Structure Maintenance	-0-	\$97,000.00	\$97,000.00
19-80-6305	Capital Expenditures	-0-	\$32,812.31	\$32,812.31
	Total:	\$5,000.00	\$338,285.52	\$338,285.52

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

James Snyder
Mayor

ATTEST:

Kelli Merolillo
City Secretary

Parts

Ordered	Received	Completed

SCHUETZE, MATTHEW

19 FORD EXPLORER OXFORD WHITE

12074

SPOT

Estimator: Ruben Sepulveda

Body Tech:

Paint Tech:

Estimated: 07/08/2025

Date In: 07/08/2025

Estimate #: 28822-1



#MAACOVER www.maaco.com
20-866514312086651432

Store # M2256

1002 N Twin Creek Dr

Killeen, TX 76543

Phone # (254) 526-4079

Fax # (254) 690-5529

SCHUETZE, MATTHEW
6 LAKE FOREST DR
Morgans Point Resort, TX 76513-
Phone 1 (254) 727-0102
Phone 2
Phone 3
Email

19 Ford Explorer Police Interctr 4 D

Lic:

VIN: 1FM5K8AR5KGB14447

Color: Oxford White

Mileage In:

Paint Code : 4WFA, 000E6

REPAIR ORDER

Maaco Collision Repair & Auto Painting Centers are Licensed by Maaco Franchising, Inc, and are privately owned and operated

Operation	Description	Type	Part #	Qty	Amount	Labor Units	Spot Refinish	(\$)
Remove/Replace	Cvr,Front Bumper Up	New	FB5Z17D957EB	TP	1.00	841.05	1.80 BL	99.00
Refinish	Cvr,Front Bumper Up						3.60	198.00
Remove/Replace	Cvr,Front Bumper Lwr	New	FB5Z17D957AC	TP	1.00	325.60	1.10 BL	60.50
Remove/Replace	Reinf,Front Bumper	New	FB5Z17757A	TP	1.00	173.93	2.80 BL	154.00
Remove/Replace	Grille,Frt Bmpr Cvr	New	FB5Z17K945AA	TP	1.00	99.91	Incl.	
Remove/Replace	Filler,Front Bumper LT	New	FB5Z17B968CA	TP	1.00	141.05	Incl.	
Remove/Replace	Filler,Front Bumper	New	FB5Z8419APT	TP	1.00	296.04	Incl.	
Refinish	Filler,Front Bumper						1.20	66.00
Remove/Replace	Absorber,Front Bumper	New	FB5Z17C882C	TP	1.00	66.23	Incl.	
Remove/Replace	Grille Assembly	New	FB5Z8200GB	TP	1.00	740.68	Incl.	
Remove/Replace	Brkt,Grille Mounting	New	JB5Z8B455A	TP	1.00	614.97	Incl.	
Remove/Replace	Headlamp Assy,Led LT	New	FB5Z13008AL	TP	1.00	1277.35	0.30 BL	16.50
Additional Labor	Headlamps Aim						0.40 BL	22.00
	Paint Materials			PM	1.00	182.40		

Insurance *Weld*

Date: 10/3/2025

Time: 12:11 PM

Page 1 of 2



REPAIR ORDER

12074

Remarks

No other Body Work Wanted Sand/Seal
Minor Imperfections will Show
No Guarantee on Rust

Trim Removal provides Maaco's Limited Lifetime Warranty
Any areas masked off are covered by a Maaco's Prorated warranty
1 Year Full
2 Year prorated

Single stage paint may have imperfections such as dust particles that can not be buffed on, slight color difference then oe paint, modeling of metallics, ect....

No surface repair imperfections such as rock chips, scratches, crows feet, stress cracks ect... may be visible through new paint.

No national warranty if recondition declined for paint failure.

No national warranty if customer has done own body work.

No color match guarantee if panel painting.

Blending recommended for color match if panel painting!

No breakage guarantee on emblems. window visors, hood visors, ect....

Parts prices subject to change

<u>Item</u>	<u>Description</u>	<u>Code</u>	<u>Qty</u>	<u>Each</u>	<u>Retail</u>
Paint	Refinish Labor	RL	4.80	55.00	264.00
Supplies-Paint	Paint Materials	PM			182.40
Body Shop	Body Labor	BL	6.40	55.00	352.00
Parts	Taxable Part	TP			4576.81
Subtotal					5,375.21
Sales Tax					\$0.00
Grand Total					\$5375.21

Date: 10/3/2025

Time: 12:11 PM

Page 2 of 2

Quote#:
OR#:
Date:
Department:
Contact Name:
Email:
Phone:
Shipping Address:
Billing Address:

05-27-25-Morgans Point Resort PD
5/27/2025
Morgans Point Resort PD
Kyle Newsom
kyle.newsom@mptx.us
254-721-1912



AERO DEFENSE

Scott Steiert
2320 Commerce St
Tacoma, WA 98402
(970) 658-7035
s.steiert@aeroprecisionusa.com

SKU	Description	QTY	Unit Price	Line Total
APLE100067	LE Legacy - M4E1-T Complete SBR - LE - 11.5" 5.56 Carbine, MOD4 10.6", MOE/SL - Ano	3	\$866.00	\$2,598.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Remarks:				
			Subtotal:	\$2,598.00
		0.00%	FAET:	\$0.00
		0.00%	Sales Tax:	\$0.00
			Total:	\$2,598.00

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

May 9, 2025
 Job #387

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 1/2" or 3/4" 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 1/2" 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 10 gallon aluminum 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)~~**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 – 1.5" Front Discharge, 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.~~

FRONT BUMPER DISCHARGE:

There shall be one 1.5" Discharge at the center of the front bumper. The discharge will be controlled by 1.5" commercial valve at the pump module. A Heavy-duty 1.5" Hydraulic Hose will supply water from the pump manifold to the discharge. The discharge shall have a 90 degree swivel adapter installed.

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 reel:

\$32,812.31

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

2025

2nd and 3rd Quarter Report



Public Utilities



Wastewater Treatment

Routine Sampling, Servicing, and Adjusting Treatment	Daily, Weekly, Monthly, Quarterly
Total Gallons Treated	726,873
Average Biochemical Oxygen Demand Max. Limit, 35 mg/L	<2.0 mg/L
Average Total Suspended Solids Max. Limit, 60 mg/L	<2.0 mg/L
Average E. coli Max. Limit, 399 mg/L	<2.0 mg/L
Lift Station Rehab	Replaced with new submersible pumps, rail system, control panel, access hatch, and motor crane system.



Water Distribution

New Service Installations	6
Water Meter Replacements	34
Water Leak Repairs	35
Boil Water Notices Issued	13
Meter Re-Reads	294
Service Lock Off Due To Non-Payment	254
Total Service Orders	549
Herbicide, Gallons Applied	50
Sampling, Monitoring, and Reporting	Daily
Total Water Consumption	117,600,120
Elevated Storage 2	Breach Repair
Ground storage 1 Cla-Valve speed control/ Ground storage 1 level sensor	Replaced all parts



Fire Department



Total Calls for Service = 171

Quarter 3 Fire Report

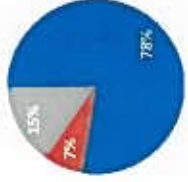
EVENT BY PRIORITY

■ Priority 1 ■ Priority 2 ■ Priority 3



CALL TYPE

■ Emergency Medical ■ Fire ■ Rescue ■ Public Assist



5

Full Time

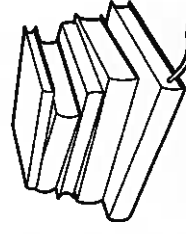
3,212 Hrs.



18

Volunteer

864 Hrs.



Training

554 Hrs.



POLICE DEPARTMENT



QUARTER REPORT – POLICE DEPARTMENT



CITATIONS & WARNINGS

Citations Warnings



ARRESTS MADE

Warrants Offenses



RESPONSE TIME

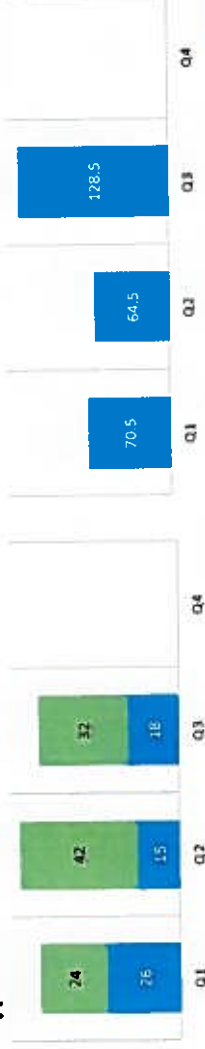


5.52 MINUTES



INCIDENTS VS. OFFENSES

Incidents Offenses



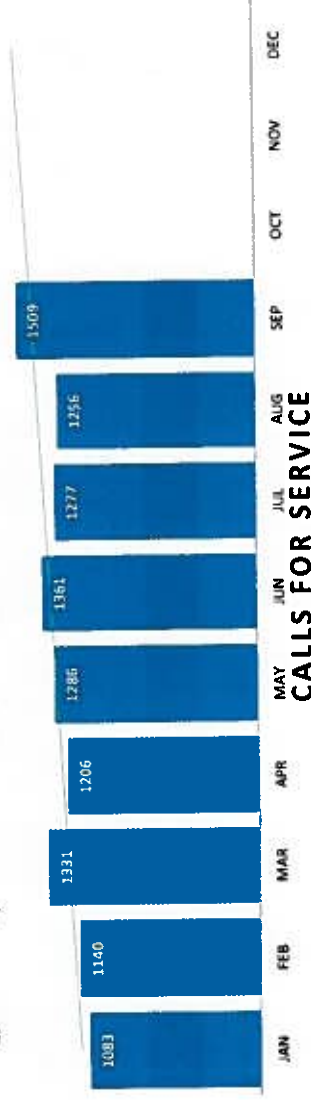
NON-PAID HOURS

(Reserve & Volunteer)

STAFFING



10 FULL-TIME
1 PART-TIME
1 RESERVES
1 VOLUNTEER



CALLS FOR SERVICE

PATROL & CRIME PREVENTION

	Q1	Q2	Q3	Q4
Miles Patrolled	18,947	18,271	18,928	
House Watches	289	380	329	
Area Checks	1,475	1,561	1,511	
Security Checks	666	625	1,009	

ANIMAL SERVICES

	Q1	Q2	Q3	Q4
Dogs Handled	29	19	7	
Cats Handled	1	2	0	
Other Animals	11	19	7	



DIVE TEAM DEPLOYMENTS



Body Recovery	3
Vehicle Recovery	6
Other Request	1

P u b l i c W o r k s



Highlights

- Curbside Brush Removal continues
- Mowing of Right-a-ways
- Daily Work Orders
- Quarterly Cleanup in April & October
- Trimming of trees in Right-a-ways





City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday October 14, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

1. Call to Order

Meeting was called to order by Mayor; James Snyder at 6:11PM

PRESENT:

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

Staff: City manager, Dennis Baldwin

ABSENT:

None

2. Invocation

Roxanne Stryker

3. Pledge of Allegiance

Roxanne Stryker

4. Citizen Comments on Agenda Items

This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.

a) Donna Hartman, 112 Great West Loop

Resident thanked City staff for their hard work on the budget and completion of the third audit, expressing excitement about the progress made. Resident encouraged continued focus on implementing budgeted projects and filling vacant staff positions, noting that current staff are

overwhelmed. Resident raised concerns about city communication and culture, suggesting regular staff meetings to improve coordination among new and existing employees. Resident addressed the issue of community garage sale signs being removed, without outreach. Resident expressed disappointment that, after 50 years, the City's sponsorship of Boy Scout Troop 118 was discontinued. Resident requested that the City work to preserve such traditions and community partnerships.

- Two Citizens Comments submitted in writing to be read by the Mayor.

b) Jojo Guzman -22 Willow Run

Resident addressed the Mayor, Council, and staff, acknowledging their ongoing engagement and commitment to serving the community. Resident commended the Mayor and Council for demonstrating servant leadership by listening, engaging, and working in the community's best interest.

Resident emphasized that as the City's top appointed leadership position approaches contract review, the same principles of servant leadership should be required in that role—highlighting the importance of active engagement with Council, staff, and residents.

c) Tammy Day - 28 Sherwood Drive

Resident highlighted concerns and opportunities for improving community engagement, safety, and communication in the City of Morgan's Point especially for aging and medically vulnerable residents. Dog safety remains a concern and a campaign reinforcing leash laws and pet accountability was suggested. Resident emphasized the need for clearer processes for submitting concerns. Resident also raised issues regarding the recent community yard sale, noting gaps in communication and administrative support that affected volunteer participation.

5. 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. Minutes

MN-25-021 Consider Minutes of Special Session City Council Meeting on August 25, 2025

- Correction: ACM was present for CM

(Video 21:40)

MN-25-022 Consider Minutes of Special Session City Council Meeting on September 04, 2025

- Correction: Two residents comments needed clarifying

(Video 21:40)

MN -25-23 Consider Minutes of Regular Session City Council Meeting on September 09, 2025

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- Corrections:

- a) Call to Order: List Council and CM present; Bishop absent
- b) Nancy's Address: Not provided.
- c) Motion Details: Motion was made by Pallin, seconded by Allyn—not Stryker. Voted “yay” by Stryker and Leonhardt
- d) City Manager Updates: Add the word “critical” before “infrastructure projects.

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Motion made to approve minutes for the Special Sessions on August 25 and September 4 and for the Regular Session on September 9 (with stated corrections) by Allyn.
Seconded by Pallin

Voting Yea: Bishop, Leonhardt, Stryker

5-0

Passed

(Video 1:21:40)

MN -25-024 Consider Minutes of Special Session City Council Meeting on September 15, 2025

Mayor James Snyder:

The minutes for MN-25-024 still require some adjustments. Without objection from Council, these minutes will be tabled until the necessary corrections and adjustments can be made.

(Video 22:19)

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MN -25-025 Consider Minutes of Special Session City Council Meeting on September 29, 2025

Mayor James Snyder:

The minutes for MN-25-024 still require some adjustments, even though they are listed in the packet. Without objection from Council, these minutes will be tabled until the necessary corrections and adjustments can be made.

(Video 22:19)

7. Ordinances

OR-019 Discuss and Consider Chapter 3 building regulations

Motion made to table this ordinance and Change Ordinance number to OR-020, will discuss in workshop

Motion made to table by Allyn. Seconded by Stryker

Voting Yea: Bishop, Leonhardt, Pallin

5-0

Tabled

(Video 23:46)

8. Resolutions

RS- 033

Discuss and consider a Memorandum / Resolution to authorize City Manager to execute a contract for marina maintenance and repairs in an amount not to exceed \$100,000. as per Local Government Code §252.021

Motion made to authorize City Manager to execute a contract for marina maintenance and repairs in an amount not to exceed \$100,000, as per Local Government Code §252.021

Motion made by Pallin, Seconded by Leonhardt
Voting Yea: Allyn, Bishop, Stryker

5-0

Passed

(Video 24:15)

RS- 034

Discuss and consider November City Council meeting date

Motion made to approve November City Council meeting date change from November 11 (Veteran's Day) to November 12, same time and place.

Motion made to table by Allyn, Seconded by Bishop

Voting Yea: Leonhardt, Pallin, Stryker

5-0

Passed

(Video 30:03)

RS-035

Discuss and consider P&Z recommendation variance at 6 North Robin

- Update: Sent back to P&Z. After the- property owner ~~is~~ combines the 2 lots, this will no longer need a variance. P&Z can then reconsider the easement variance and bring that variance back to Council. P&Z will communicate with the homeowner.

Motion made to table P&Z recommendation variance at 6 North Robin

Motion by Leonhardt, Seconded by Stryker
Voting Yea: Allyn, Bishop, Pallin,

5-0

Resolution Tabled

(Video 35:53)

RS-036 Discuss and consider P&Z recommendation for Special Use Permit at 18 Mustang

Resolution: Add 18 months' time frame for completion, delete that a public hearing was held at the October 14th Council meeting.

Motion made to approve the revised Resolution by Allyn, Seconded by Bishop

Voting Yea: Leonhardt, Pallin, Stryker

5-0

Passed

(Video 37:28)

9. Finance Updates -(Mary Tolman, Video 37:50)

The Finance Director provided an update on the City's financials, audit progress, and budget status. The Finance Director stated the 2022-23 audit has been accepted, though final closeout is still in progress. The 2023-24 audit is underway, with completion targeted for December, while preparations for the 2024-25 budget and audit have also begun simultaneously. The Finance Director explained that certain expenditures and revenues from prior fiscal years may need to be moved to the correct accounting period to ensure accurate reporting and maintain clean financial records.

10. City Manager Updates -(Dennis Baldwin, Video 56:40)

The City Manager provided updates on ongoing projects, critical infrastructure, and governance planning. The City Manager reported progress on the TXDOT sidewalk project and Morgan's Point Road improvements, noting that funding and permitting for water wells are a priority. A local engineering firm has been engaged to assist with permitting and infrastructure assessments, ensuring clear guidance on capital improvement priorities. The City Manager emphasized the importance of proactive management of water resources due to regional development and reliance on wells, highlighting the need to prevent potential shortages experienced by neighboring communities.

The City Manager also provided updates on the city-wide critical infrastructure mitigation program, involving multiple departments including Public Works, Public Utilities, Fire, Police, and Administrative Services. Efforts are underway to address property debris issues, and new equipment is being considered to improve efficiency in debris collection and emergency response. Council consensus is being sought to explore acquisition options for additional equipment using a phased payment approach. Discussions regarding public easements and potential future sales of adjacent easements were also raised, emphasizing careful planning to maintain access, fire breaks, and public safety.

Finally, the City Manager discussed the governance model for the City, proposing a special session to review and outline standards, procedures, and expectations for Council and staff operations. The goal is to provide stability, predictability, and clarity for both leadership and the community, including financial governance and operational standards. The City Manager recommended referencing the updated TML handbook for guidance on general law city governance and emphasized that a structured governance model would reduce operational gaps and improve decision-making across the City.

Council was asked to consider scheduling a special session in early November to focus exclusively on the governance model and related components.

Adjournment

The meeting adjourned by Mayor James Snyder at 7:48 to return to Workshop items.

I certify that a copy of the 10-14-2025 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 10-07-2025 at 11:00AM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. For further information please contact the City Secretary's office at 254-742-3206.

Nayda Santana, Interim City Secretary

PLANNING & ZONING COMMISSION
Morgans Point Resort Summary Sheet

Agenda Item: Follow up to Chapter 3 edits by Mike Reeves and City Council

Agenda Item Summary:

There are several changes made to Chapter 3 of the MPR ordinances which modified the Muni-code to be more in line with MPR requirements. The document was initially edited by Mike Reeves and presented to P&Z and City Council.

After City Council review, a discuss was held regarding the Board of Adjustments and Appeals. City Council determined that this board would not be needed at this time. Instead of removing the ordinance section that addressed this board, P&Z suggests making appointment of this board permissive by inserting the phrase “may be” created.

There was another City Council edit included that indicates, City Council will act in lieu of the Board of Adjustments.

Updated ADA wording is also included in the adjustments.

Mike Reeves was to follow up with City Council members to clear up any confusion regarding the recommended wording for Chapter 3. This is being brought back to City Council to see if clarification has been completed.

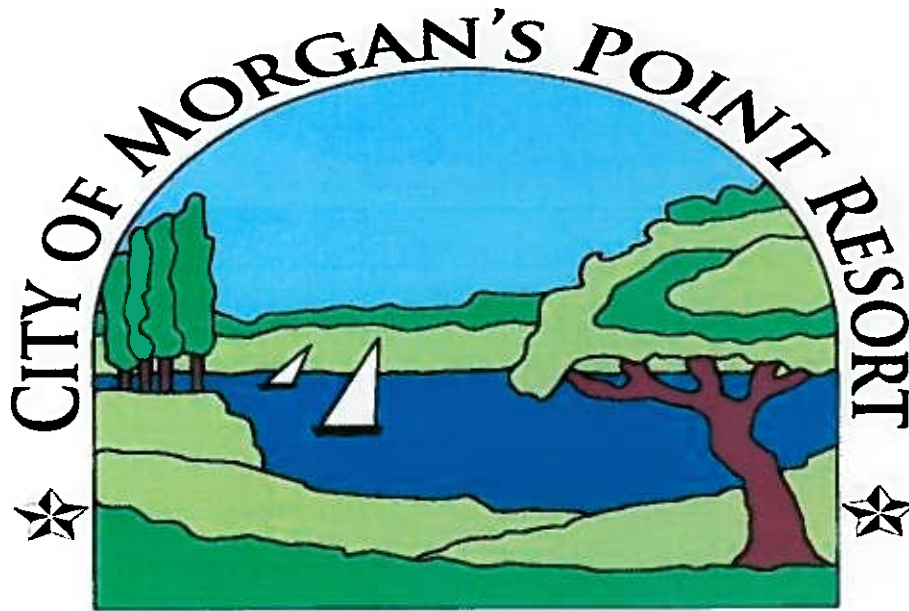
Public Notification and Input: None

Recommendation(s): P&Z recommends edits so these can be made to update MPR’s Muni Code under Chapter 3.

Voting Yes: 5

Voting No: 0

Agenda Item Action: If approved by City Council the various sections of Chapter 3 of the Muni-Code will need to be updated to reflect changes.



RECOMMENDED ORDINANCE UPDATES FOR CONSTRUCTION, HOUSING AND ZONING

INDEX

CHAPTER 3 BUILDING REGULATIONS

ARTICLE 3.02. - TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

- **Sec. 3.02.002. - Building Official**
- **Sec. 3.02.003. - Building Inspector**
- **Sec. 3.02.004. - Permit required**
- **Sec. 3.02.005. - Plans, specifications and surveyed plot plan required**
- **Sec. 3.02.006. - Permit procedures; stop work orders**
- **Sec. 3.02.007. - Permit fees**
- **Sec. 3.02.008. - Certificate of occupancy; required inspections**
- **Sec 3.02.012. – Sanitation**
- **Sec 3.02.015. – Swimming Pool Fencing**
- **Sec 3.02.051. – Residential Construction**
- **Sec 3.02.052. – Commercial Construction**
- **Sec 3.02.101. – Residential Construction**
- **Sec 3.02.151. – Electrical Code**
- **Sec 3.02.201. – Residential Construction**
- **Sec 3.02.251. – Residential Construction**
- **Sec.3.02.303. – On-Site Sewage**
- **Sec.3-02.351. – One and Two Family Dwelling**

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ARTICLE 3.03. - HOUSING CODE

- **Sec. 3.03.003. - Scope; designation of Building Official**
- **Sec. 3.03.004. – Penalty**
- **Sec. 3.03.031. - Created; membership; hearings**
- **Sec. 3.03.061. - Duties of Building Official**
- **Sec. 3.03.063. - Notice of violation—Service on owner**
- **Sec. 3.03.102. - Demolition of property**
- **Sec. 3.03.103. - Conduct of hearing**
- **Sec. 3.03.106. - Appeal to City Council**
- **Sec. 3.03.152. - Space and egress requirements**

ARTICLE 3.02. - TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

Sec. 3.02.002. - Building Official

Recommended Ordinance Updates for Construction, Housing and Zoning

~~The City Building Official will be the City Manager.~~ The City Building Official shall perform all the duties necessary for the processing of permit applications. The City Building Official has the duty to receive, review, approve, modify or reject all applications for the issuance by the City of building permits. No building permit shall be issued without the written approval of the Building Official. ~~The Building Official shall have the authority to grant variances on setback lines and side and rear lot lines.~~ The City Building Official may also perform the duties of City Building Inspector

BO: Remove requirement for the City Manager to be the Building Official. The Building Official should not have the authority to allow variances of setback lines. This should be reviewed by P and Z.

Sec. 3.02.003. - Building Inspector

The City Building Inspector shall inspect all phases of construction as outlined in the building, electrical, plumbing and mechanical **and energy** codes to ensure compliance with the applicable rules and regulations as set forth by this Article.

BO: Add "and energy" to the 1st sentence. The State of Texas requires that we enforce energy codes as well as the others stated.

Sec. 3.02.004. - Permit required

It shall be unlawful for any person to start construction on a new building, remodel or alter an existing building, place a storage building upon a home site, install a mobile home, install a septic or sewer system, install a swimming pool, install a fence, perform any electrical, plumbing or mechanical work on any structure, or demolish any structure, without first obtaining a permit for such work. **Refer to 2015 IRC 105.2 to reference what does not require a permit.**

BO: We have the 2015 IRC adopted and R105.2 shows what does not require permits. We need to refer to the IRC language

Sec. 3.02.005. - Plans, specifications and surveyed plot plan required

The City Building Official shall require that his office be provided with the following:

- (1) Plans and specifications to include the front, side and rear elevations, **foundation plan** and a detailed floor plan of the proposed structure.
- (2) A plot plan of the subdivision with the subject lot identified on the plot.

Recommended Ordinance Updates for Construction, Housing and Zoning

(3) A survey showing the location of the proposed structure upon the lot in reference to all property boundaries, **setback and/or easements**.

(4) A survey reflecting the approximate location of the septic system in relation to the proposed structure and the property lines.

BO: Add "foundation plan" to (1) as all new home construction must have a State of Tx stamped plan. Also add "setback and/or easements" to (3). We need all the information on the survey we can get so we can make an informed decision.

Sec. 3.02.006. - Permit procedures; stop work orders

(c) *Approval of plans and specifications.* All plans and specifications must be approved by the City Building Official prior to the issuance of any permit required by this Article. ~~In addition, the County Fire Marshal must review and approve all commercial construction permits in the interest of fire safety and seating capacity.~~

BO: Remove the last sentence requiring County Fire Marshal to review commercial plans. The Building Official should have the knowledge of fire safety and load requirements as shown in the 2015 IBC

(f) *Expiration of permit.* All permits shall expire and be considered no longer valid 180 days after issuance. ~~unless construction work there under has actually started before the expiration of such period of time. In addition, construction must be completed within one year from the date of issuance of the building permit.~~ The Building Official is authorized to waive these provisions if, in his opinion, the situation warrants such waiver.

BO: This needs to be 180 days flat because it will be nearly impossible to determine when all projects in the city have started. The contractor/owner can ask for a one-time extension of 180 days without fee. The second and subsequent requests for extension will require fee and inspection.

Sec. 3.02.007. - Permit fees

(1) New residential construction.

a. Includes single- and multiple-family residences.

b. Square footage includes all under-roof construction. Multi-story structures shall be calculated as above for each occupied floor and the sum of all floor area shall be construed as the aggregate area.

c. Fees to be paid by individual contractors upon application for a permit are as follows:

Recommended Ordinance Updates for Construction, Housing and Zoning

1. Building: \$0.06 per square foot (\$25.00 minimum).
2. Foundation: \$64.00 (each inspection).
3. Framing: \$40.00 (one phase inspection).
4. Insulation: \$40.00 (one phase inspection).
5. Wallboard: \$40.00 (one phase inspection).
6. Electrical: \$160.00 (four phase inspection).

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC.

(2) New commercial construction.

- a. Building: \$0.08 per square foot (minimum \$48.00).
- b. Foundation: \$64.00 (each inspection).
- c. Framing: \$40.00 (one phase inspection).
- d. Electrical: \$160.00 (four phase inspection).
- e. Plumbing: \$120.00 (three phase inspection).
- f. Mechanical: \$80.00 (two phase inspection).
- g. Wallboard: \$40.00 (one phase inspection).
- h. Sprinkler system: \$64.00 (one phase inspection).

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IBC

(6) Residential/commercial remodel, renovation and alteration.

- a. Residential.
 1. Building: \$0.06 per square foot (\$50.00 minimum).
 2. Foundation: \$64.00 (each inspection).
 3. Framing: \$40.00 (each phase inspection).
 4. Electrical: \$40.00 (each phase inspection).
 5. Plumbing: \$40.00 (each phase inspection).
 6. Mechanical: \$40.00 (each phase inspection).
 7. Wallboard: \$40.00 (one phase inspection).

Recommended Ordinance Updates for Construction, Housing and Zoning

8. Certificate of occupancy: \$40.00 (one phase inspection).

BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC/IBC

(7) Swimming pools.

a. Flat rate fee for each swimming pool: ~~\$80.00~~ \$160.00

b. Includes a layout inspection, a rough-in inspection of the steel bonding, high/low voltage electrical, deck bonding and plumbing and then a final inspection of the electrical system and security fencing, pool barriers and the required window and door alarms that comply with ASTM f2090.

BO: Change rate of swimming pools due to fact there must be so many inspections for a pool. The current price does not cover the required inspections. We should always conduct a layout inspection to verify the pool is in the correct location. Then when the shell is done, we check shell bonding with stingers and low voltage conduit along with verifying a water bond in the skimmer or at the equipment. We will also verify a halo bond is installed with deck bonding and any other metal parts within 5' of waters edge. Then the final requires fencing and alarms and verifying all pool equipment is bonded.

Sec. 3.02.008. - Certificate of occupancy; required inspections

(b) *Required inspections.*

(1) Building:

a. Survey plan setback lines.

b. Foundation and steel.

c. Framing.

d. Insulation.

e. Wallboard

f. Masonry/fireplace.

g. Driveways and flatwork.

h. Final and certificate of occupancy.

(2) Electrical:

a. TBM (temporary building meter/pole).

b. Rough-in.

Recommended Ordinance Updates for Construction, Housing and Zoning

c. Conditional final.

d. Final.

e. Electrical service

(3) Plumbing/gas:

a. Rough-in

b. Top out (stack)

c. Final.

(4) Mechanical:

a. Mechanical rough-in.

b. Mechanical final.

(5) Energy final

(6) Miscellaneous inspections:

a. Accessory building.

b. Garage/carport additions (attached or detached).

c. Blasting.

d. Fence.

e. Swimming pools.

f. Other.

BO: Add "wallboard, electrical service and energy final inspections to the required inspections for new homes.

Sec. 3.02.012. - Sanitation facilities on construction sites

Temporary sanitation facilities shall be required on all construction sites and shall not be placed on the public street.

BO: I have recently had issues with contractors placing port a johns on the street which is a risk for storm water drainage. They should all be on a controlled lot.

Sec. 3.02.015. - Swimming pool fencing

Recommended Ordinance Updates for Construction, Housing and Zoning

(a) All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than 14 inches, whether constructed above or below the ground, shall be enclosed by a fence installed in accordance with ~~Appendix B, Section B-105, of the International One and Two Family Dwelling Code, 2000 edition~~. At no time shall the fence be in conflict with or violation of existing ordinances setting out clearances around fire hydrants or clearances from street corners or ordinances touching upon sight clearances.

BO: Replace verbiage with "Ch. 3 Sec. 305 Barrier Requirements of the 2018 International Swimming Pool and Spa Code ISPSA per State of Texas"

Aug 12, 2019 — Texas passed HB 2858 to improve safety of pools and spas throughout the state.

Sec. 3.02.051. - Residential construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Residential Code For One- and Two-Family Dwellings Code, 2015 edition, International Energy Conservation Code, 2015, published by the International Code Council, on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article, with amendments thereto.

BO: Add "Code For" and remove "Code" at the end of the code title to be correct in our terminology.

Sec. 3.02.052. - Commercial construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, or addition to commercial property in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Building Code, 2015 edition, International Energy Conservation Code, 2015 edition published by the International Code Council, and the ADA and 2012 TAS standards, on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article.

BO: Add "International Energy Conservation Code, 2015 edition" to be in compliance with State

Also ADA Compliance Regulations as approved by P&Z and City Council.

Sec. 3.02.101. - Residential construction

Recommended Ordinance Updates for Construction, Housing and Zoning

Standards. All plumbing work performed within the City limits must be in compliance with the ~~International One- and Two-Family Dwelling Code, 2015 edition.~~ International Residential Code For One and Two-Family Dwellings, 2015 edition

BO: *Make the above correction to have accurate title of publication*

Sec. 3.02.151. - Electrical code; permits

(a) *Standards.* All electrical work performed within the City limits must be in compliance with the National Electrical Code, ~~2014 edition~~ 2023 edition per TDLR. The Building Inspector may authorize minor deviations from the code as long as the work is considered safe and durable and within the intent of the code.

(b) *Application for permit; bond.* All applications for electrical permits must be personally made by a licensed electrical contractor or licensed electrician ~~The City will accept electrical licenses that are current from any other City provided the appropriate surety bond has been posted with the Building Official.~~

BO: *Remove "2014 edition" and replace with " 2023 edition per TDLR". The State of Texas minimum requirement for electrical is the 2023 NEC.*

The licenses for Electricians are state issued by TDLR. Remove language for city licensing. Makes it confusing.

Sec. 3.02.201. - Residential construction

(a) *Standards.* All mechanical work done within the City limits must be in compliance with the International Residential ~~Code For One- and Two-Family Dwellings Code~~, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is safe, durable and within the intent of the code.

BO: *Make above change to reference correct document title.*

Sec. 3.02.251. - Residential construction

(a) *Standards.* All gas work performed within the City limits must be in compliance with the International Residential ~~Code For One- and Two-Family Dwelling Code~~, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is considered safe, durable and within the intent of the code.

BO: *Make above change to reference correct document title.*

Sec. 3.02.303. - On-site sewage facilities

(a) *Generally.* Where the sanitary sewer is not available, septic systems ~~may~~ **shall** be installed as provided herein according to the plans and specifications as outlined below.

Recommended Ordinance Updates for Construction, Housing and Zoning

BO: Remove "may" and add "shall". There is no other option other than city sewer and OSSF

Sec. 3.02.351. - One- and two-family dwelling code

The City adopts the International Residential **Code For One- and Two-Family Residential Building Code Dwellings** with the following changes:

BO: Make above change to reference correct document title

~~(E) Page 89, R403-1.6, Foundation anchorage:~~

~~Delete: Shall extend a minimum of 7 inches into masonry or concrete.~~

~~Insert: 1/2" x 8" anchors shall extend a minimum of 6 inches into masonry or concrete and be placed within 12 inches of every exterior corner and plate end, and not more than 6 feet on center on all exterior plates.~~

BO: Why. Delete deletion. This is less restrictive and there is an inch less of uplift protection.

ARTICLE 3.03. - HOUSING CODE

Sec. 3.03.003. - Scope; designation of Building Official

~~(c) The City Manager is referred to in this Code as the "Building Official." The City Manager Building Official may delegate his responsibility to the City Building Inspector or other City employee as he deems appropriate.~~

BO: Remove 1st sentence and the position City Manager in the second sentence and replace with Building Official

Sec. 3.03.004.- Penalty

Whenever in this Code or in any ordinance of the City an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or any such ordinance shall be punishable by a fine not to exceed \$1,000.00 in all cases arising under the ordinances of the City that govern fire safety, zoning and public health and sanitation, other than vegetation and litter violations, ~~and not to exceed \$200.00 in all other cases;~~ provided that no penalty shall be greater or less than the penalty provided

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for the same or a similar offense under the laws of the State. Each day or fractional part thereof any violation of this Code or of any ordinance shall continue shall constitute a separate offense.

BO: Remove "and not to exceed \$200.00 in all other cases" to keep simple. Litter violations are one of the smallest violations of housing code but is shown under \$1000 fine.

Sec. 3.03.031. - Created; membership; hearings.

(a) There ~~may be is hereby~~ established in the City a board, ~~in leu of City Council acting in this capacity,~~ to be called the Housing Board of Adjustments and Appeals, hereinafter referred to within this Article as the Housing Board, which shall consist of five members. The members of the Housing Board shall be appointed by the City Council.

(b) Of the members first appointed, two shall be appointed for a term of one year, two for a term of two years, and one for a term of three years, and thereafter they shall be appointed for terms of four years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. ~~Consecutive~~~~Continued~~ absence of any member from ~~3 (three)~~ regular meetings of the Housing Board shall render any such member liable to immediate removal from office. Any member of the Housing Board may be removed at any time by a majority vote of the City Council for inefficiency, neglect of duty or malfeasance in office.

(c) Three members of the Housing Board shall constitute a quorum. In varying the application of any provision of this Article or in modifying an order of the Building Official, affirmative votes shall be required. No Housing Board member shall act in a case in which he has a personal interest.

(d) The ~~Building Official~~ City Secretary or designee shall act as Secretary to the Housing Board and shall make a record of all its proceedings.

(e) The Housing Board shall elect a ~~ChairPerson~~~~chairman~~ from among its members.

(f) The Housing Board shall establish rules and regulations for its own procedure and for the conduct of hearings not inconsistent with the provisions of this Article. The Housing Board shall meet at regular intervals to be determined by the ~~ChairPerson~~~~Chairman~~, or, in any event, the Housing Board shall meet within ten days after a notice of appeal has been received.

BO: Do we need to create a Housing Board or can City Council act as Board? *Per City Counsel, no need for board at this time.*

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Suggest removing "Building Official" from (d) and replace with City Secretary or designee. The Building Official will be too busy presenting a housing case to the Board to be able to record the minutes of the meeting as well.

Sec. 3.03.061. - Duties of Building Official

The Building Official, or his designate, is hereby charged with the duty of enforcing this housing code. For the purposes of the housing code, his designate may include the Fire Marshal, Fire Chief, Police Chief or City Manager.

BO: I was told we do not have an active Fire Marshal for MPR. Suggest removing Fire Marshal and replacing with Fire Chief, Police Chief or City Manager so we have someone that can perform the BO duties in his/her absence.

Sec. 3.03.063. - Notice of violation—Service on owner

(c) The notice shall state that, if such repair, reconstruction, alteration, removal or demolition is not voluntarily completed within the stated time as set forth in the notice, the ~~Housing~~ Building Official shall schedule the subject property for presentation to the Housing Board of Adjustments and Appeals for their review and decision. The owner and all others with legal interest in the property, as shown by deed records of the County, shall be notified of the date, time and place of the hearing of such case presentation.

BO: Remove term "Housing" Official and replace with "Building" Official. Its better having a SPOC instead of a Building Official, Housing Official, Health Official, Code Official, etc.

~~(3) By publication of such notice in a newspaper of general circulation not less than three times within a 15-day period. This form of notice shall only be used when notice as provided in subsections (1) and (2) above is unobtainable.~~ By posting such notice on or at the property in question.

BO: Remove all language in number 3 and add "By posting such notice on or at the property in question". The state of Texas says by registered mail alone it is considered delivered. Removing would save the city money.

CHAPTER 214. MUNICIPAL REGULATION OF HOUSING AND OTHER STRUCTURES

(f) When a municipality mails a notice in accordance with this section to a property owner, lienholder, mortgagee, or registered agent and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

Sec. 3.03.102. - Demolition of property

~~(a) In all instances where the decision of the Building Official requires demolition of property and where, although notice of such order is sent, neither appeal from such order nor compliance with the terms of such order is had, the Building Official shall, after the date set out for the initiation of compliance with the order has passed, file an appeal for such person~~

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~~for the purpose of having such decision reviewed by the Housing Board. The appeal shall be filed in the name of the owner of the property ordered demolished and the Building Official shall notify the owner of such action and the time, date and place of the hearing.~~

~~(b) When the Building Official appeals a case in which demolition is required, he shall cause to be printed in a newspaper of the County a list of such buildings, which shall have a heading describing the hearing, the purpose thereof, and the date thereof and shall list all buildings by street address, lot, block, and subdivision, and the owner's name as per tax records of the City.~~

BO: Remove entire section of 3.03.102. Sec 3.03.101 has the Notice of Appeal procedures that are available to the violators. This is a lot of unnecessary work and cost to city and no other local cities offer this.

Chapter 214 The Texas Housing Code does not specifically require a Building Official to file an appeal for a demolition order.

Sec. 3.03.103. - Conduct of hearing

~~(a) Upon receipt of the notice of appeal, the Building Official shall give written notice to the owner, occupant, mortgagee, and/or all other persons having an interest in the building to appear before the Housing Board on the date specified in the notice to show cause why the order contained in the notice of the Building Official should not be complied with. Such written notice may be served by any Police or Warrant Officer of the City or any other persons of good character or may be sent via the United States mail.~~

BO: If sending by mail is sufficient then it makes sense to reduce cost by removing requirement for someone to physically serve the notice.

Sec. 3.03.106. - Appeal to City Council

~~(a) The City Council shall review every case involving a decision of the Housing Board requiring demolition of property for the limited purpose of determining if there is substantial evidence to support the findings and decision of the Housing Board. The aggrieved party shall file with the City Secretary a written notice of appeal to the City Council within ten days after rendition of the decision of the Housing Board. If the aggrieved party shall fail or refuse to do so, then the Building Official shall file a notice of appeal for him.~~

BO: Why have Council review every Demo order. They should review appeals received from the violators. They should have confidence in the expert witness of the Building Official and prior proceedings with the Housing Board.

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Also, they have the opportunity to file an appeal themselves. The state does not require the Building Official to file the appeal for them as shown above

Sec. 3.03.152. - Space and egress requirements

~~(b) Every dwelling shall contain at least 150 square feet of floor space plus 100 square feet of floor space for each occupant, the floor space to be calculated on the basis of total habitable room area~~

BO: Remove all language in Sec 3.03.152 (b). This contradicts the requirements of Zoning Appendix B Table 10.1 Area Regulations. Minimum of any dwelling is 800 square feet

~~(c) Floor area shall be calculated on the basis of habitable room area. However, the closet area and hall area within the dwelling, where provided, may count for not more than ten percent of the required habitable floor area~~

BO: Remove second sentence regarding closet and hall allowed as habitable space. Contradicts adopted 2015 IRC Ch. 2 Definitions, "Habitable Space". A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

CITY COUNCIL MEMORANDUM

AGENDA ITEM

RS-25-038 A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, TO ISSUE A RELEASE OF ANY OBJECTION OR CLAIM TO THE NAME PLACE DESIGNATION OF "MORGAN'S POINT" IN FAVOR OF THE CITY OF MORGAN'S POINT, TEXAS, SUBJECT TO CONDITIONS.

ORIGINATING DEPARTMENT

City Manager's Office

BACKGROUND INFORMATION

The City of Morgan's Point Resort, Texas, has been asked to provide a release for the Name Place Designation of "Morgan's Point" in favor of the City of Morgan's Point, Texas. This release is conditional upon the City of Morgan's Point providing written acknowledgment, via certified mail, that Morgan's Point Resort may continue to use the name for historical reference. Additionally, any pre-existing documents or records reflecting the name Morgan's Point will not be required to be modified or altered.

DISCUSSION/CONCLUSION

The City of Morgan's Point Resort affirms it has no objection to the City of Morgan's Point obtaining and using the Name Place Designation of "Morgan's Point." Approval of this Resolution would authorize the City Manager to issue the formal release letter under these conditions, ensuring the City's request is accommodated while preserving Morgan's Point Resort's historical usage.

FISCAL IMPACT

This Resolution shall have no fiscal impact on the City of Morgan's Point Resort.

RECOMMENDATION

It is recommended that the City Council of Morgan's Point Resort, Texas approve this Resolution and authorize the City Manager to issue the release letter to the City of Morgan's Point, Texas, subject to conditions.

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

James Sydner, Mayor
City of Morgan's Point Resort



CITY OF MORGAN'S POINT RESORT

OFFICE OF THE CITY MANAGER

8 Morgan's Point Blvd | Morgan's Point Resort, TX 76513
citymanager@mprtx.us | (254) 742-3205

November 13, 2025

Brian Schneider
City Administrator
City of Morgan's Point
Morgan's Point, Texas

Subject: Name Place Designation Release

Dear Brian Schneider:

This letter is to inform you and the City of Morgan's Point, Texas, that the City of Morgan's Point Resort, Texas, has no objection to your City's application, approval, and use of the Name Place Designation of "Morgan's Point." Moreover, the City of Morgan's Point Resort asserts no claim of ownership or rights to the designation as of November 13, 2025, provided and conditional upon the City of Morgan's Point understanding and agreement—attested to in writing by certified mail—that any future use of the name "Morgan's Point" may be used by Morgan's Point Resort for historical reference and the use of any historical documents reflecting said name will not be required to be modified, changed, or altered because of this release.

Sincerely,

Dennis M. Baldwin