



**CITY COUNCIL MEETING REGULAR SESSION
Tuesday, February 14, 2023, 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, Invocation, & Pledge of Allegiance

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.

a. Oath of Office - New employee for Police Department

b. Election Notices

3. Consent Agenda

All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember requests 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.

a. Discuss and Consider approving January minutes.

4. Committee Reports

a. *No committee reports*

5. Presentations

b. PUBLIC HEARING - ANNEXATION / ZONING - The Cliffs at Lake Belton Phase II

6. Regular Agenda

a. Discuss and Consider Election Order for May 6, 2023

b. Discuss and Consider adopting Ordinance 2023.01 approving Budget Amendment #1 for the 2023 budget year.

7. City Manager's Updates

8. Department Reports

- a. Fire Department January Update
- b. Mary Ruth Briggs Library January Report
- c. Police Department January Report
- d. Water Department January Report
- e. Financial January Report

9. Items for Future Agendas

10. City Council Comments

11. Adjournment

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

12. Discussion of and possible action resulting from Executive Session.

I certify that a copy of the February 14, 2023 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 February 10 at 5:00PM and remained posted continuously for at least 72 hours preceding 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. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Ophelia Rodriguez, City Secretary



MUNICIPAL ELECTIONS FOR CITY COUNCIL

One (1) Mayor and Five (5) City Council seats are up - 2 year terms

CANDIDATE ELIGIBILITY REQUIREMENTS

1. Must be a United States Citizen.
2. Must be a registered voter on the date of the election.
3. Must be a resident of the City of Morgan's Point Resort for one (1) year prior to the date of the election.
4. Must be a minimum of 18 years of age.
5. Must not be delinquent on any indebtedness to the City.
6. May not be an employee of the City of Morgan's Point Resort.
7. May not hold any other elected public office.
8. Candidates may only file for one office per election.
9. Must not have been determined by a final judgment of a court exercising probate jurisdiction to be totally mentally incapacitated; or partially mentally incapacitated without the right to vote.
10. Have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities.
11. Candidate Packets, including the application, are available in the City Secretary's Office.

IMPORTANT DATES

January 18, 2023 - First Day to apply for place on the Ballot (*applications will not available before posted date*)

February 14, 2023 – City Council Calls Election

February 17, 2023 - Last Day to apply for place on Ballot (*by 5pm*)

February 23, 2023 @ 9:00 AM –

Conduct ballot position drawing: Drawing will take place in foyer of City Hall
(*Candidates do not have to be present- they will be notified by phone call or letter on the results*)

February 24, 2023 until 5:00 PM - Last day for a Candidate to Withdraw

April 24, 2023 - First Day to Early Voting (*LOCATION TBD*)

May 2, 2023- Last day for Early Voting

May 6, 2023 – Election Day(*LOCATION TBD*)

Date	Action	By or With Whom Taken	M §	ED Interval	✓
Mon Jan 23- Fri Feb 17	Recommended period and statutory deadline for ordering a general election (SOS Form 1-2). Note: Sometimes the phrase "calling" election is used. The deadline may be different for a special election. See endnote 2 for mock student elections. Home-rule cities see endnote 3. Cities contracting should informally notify their contracting partners.	Mayor	6.03	*103rd thru 78th	
Mon Feb 6	LAST DAY for small city in small county to apply for exception to accessibility requirements (SOS Form 13-4). Note: Because the deadline falls on Sun, it moves to Mon.	City Secretary to SOS	5.25(c)	90th (89th)	
Tue Feb 14 midnight	Death and ballot preparation: If a candidate dies on or before this date, the City Secretary MUST remove the candidate's name from ballot. Note: If a candidate dies after this date but on or before the filing deadline, see endnote 4.	City Secretary	6.23(c)	81st [day b/4 day b/4 filing deadline (3rd day)]	
Fri Feb 17	LAST DAY for ordering a general or special election for the uniform date in May (SOS Form 1-2). Note: See endnote 2 for student elections. Home-rule cities see endnote 3.	Mayor	6.03	78th	
Feb 17 5 p.m.	LAST DAY for filing application for place on general election ballot (SOS Form 2-26). Note: City Secretary's office should stay open until 5 p.m. Mailed applications are filed when received. For deceased candidates, see endnote 4. If no candidate has filed in a city with 4-year terms, the filing deadline is extended to 5 pm Fri. March 10.	City Secretary	2.14 6.23(c)	78th	
Feb 17	Recommended last day for notice designating election precincts and polling places.	City Council	5.42(d)	*78th	
Feb 17	Recommended first day to provide 4-day notice of drawing to candidate. Note: Only written notice by mail is required 4 days before the drawing, but phone or email notice should follow the same timeline. Public notice must be posted (SOS Form 3-2) 72 hours before date of drawing.	City Secretary	6.22(a)(2)	*78th	
Mon Feb 20	Recommended first date for preliminary work to appoint election judges.	City Secretary	7.01	*75th	

*An asterisk in Column 5 "ED Interval" is a time not statutorily required; EC §1.006 does not apply.



CITY COUNCIL MEETING REGULAR SESSION
Tuesday, January 10, 2023, 6:00 PM
MINUTES

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

Mayor Green called the meeting to order at 6:00 PM.

PRESENT

Dennis Green
 Bruce Leonhardt
 Larry Gossett
 Shawn Knuckles

ABSENT

Donna Hartman
 Robbie Johnson

Sammy DeChant of Boy Scout Troop #118 gave the Invocation and Pledge of Allegiances

2. Announcement and Citizen Comments

Citizen/President of Library Board Pam Robinson comments were regarding current library renovations

Citizen/P&Z Chairperson Becky Cooley comments were in support of Item 4a of the January agenda, MPR

Planning & Zoning receiving assistance from CTCOG (*Central Texas Council of Government*) for services related to code of ordinance review, revisions, development as necessary

Citizen Denise Siebert comments were concerns regarding the need for focus on city audit before considering any added positions

- a. May 2023 Election Notices and Timelines

3. Consent Agenda

- a. Discuss and Consider approving December 13, 2022 City Council Minutes

Motion made by Gossett to approve December minutes with changes. Seconded by Knuckles.

Voting Yea: Leonhardt, Gossett, Knuckles

4. Regular Agenda

- a. Discuss & Consider Resolution 2023-02 adopting the 2021 Edition of the International Fire Code (IFC).

Motion made by Knuckles, Seconded by Leonhardt.

Voting Yea: Leonhardt, Gossett, Knuckles

- b. Discuss and Consider entering into an Interlocal Agreement (ILA) with the Central Texas Council of Governments (CTCOG) for planning support services related to code of ordinance review, revision, and development, as well as attend and contribute, as necessary, to P&Z meetings.

Motion made by Gossett, Seconded by Knuckles.

Voting Yea: Leonhardt, Gossett, Knuckles

- c. Discuss & Consider approving letter of engagement with BrooksWatson & Co. to complete FY 2021 and FY 2022 city audits.
Motion made by Knuckles, Seconded by Leonhardt.
Voting Yea: Leonhardt, Gossett, Knuckles
- d. Discuss & Consider approving letter of engagement with BrooksWatson & Co. to complete FY 2023 audit.
Motion made by Knuckles, Seconded by Leonhardt.
Voting Yea: Leonhardt, Gossett, Knuckles

5. City Manager's Updates

- a. Sales & Use Tax and Mixed Beverage Tax Update
City Manager Rice presented this report. No action needed.

6. Department Reports- No verbal reports given for these items.

- a. Finance Report
- b. Police Department Update
- c. Utility Department Update
- d. Fire Department Update
- e. Library Report

Items for Future Agendas - None

7. City Council Comments

8. Adjournment: Motion was made by Knuckles and seconded by Gossett. **Meeting adjourned at 6:51 PM.**

9. Discussion of and possible action resulting from Executive Session. None

Dennis Green, Mayor
City of Morgan’s Point Resort, TX

ATTEST:

Ophelia Rodriguez, City Secretary

**DEDICATION INSTRUMENT FOR
CLIFFS AT LAKE BELTON PHASE II
IN THE CITY OF MORGAN’S POINT RESORT
BELL COUNTY, TEXAS**

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, Kachina Development, LLC, a Texas limited liability company, hereinafter referred to as Grantor, is the sole owner of that certain tract of land containing 17.644 acres out of and a part of the G.C. Frailey Survey, Abstract No. 327, City of Morgan’s Point Resort, Bell County, Texas and more particularly described by metes and bounds in field notes prepared by Turley Associates, Inc. attached hereto and incorporated herein for all purposes for a complete legal description.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Grantor does hereby adopt the plat of the 17.644-acre tract (the “Property”), which plat designates Cliffs at Lake Belton Phase II, a subdivision in the City of Morgan’s Point Resort, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said Property shall be by reference to said plat and dedication. Grantor does hereby dedicate, give, grant, and convey to the City of Morgan’s Point Resort, Texas, together with its assigns and franchises furnishing public utilities to the subdivision, hereinafter collectively referred to as “Grantee”, for public use forever, the utility and drainage easements as shown on the plat, upon, over, and through the said Property for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Morgan’s Point Resort, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights-of-ways to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the said easements and rights-of-way, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said City of Morgan’s Point Resort, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the _____ day of _____, 2023.

KACHINA DEVELOPMENT, LLC
a Texas limited liability company

Bill Gurasich, President and General Manager

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the ____ day of _____, 2023 by Bill Gurasich, President and General Manager of Kachina Development, LLC, a Texas limited liability company on behalf of said corporation.

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Turley Associates, Inc.
301 N. 3rd Street
Temple, Texas 76501

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS . §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BELL §

THAT, Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by KACHINA DEVELOPMENT LLC, a Texas limited liability company ("Grantee"), whose address is 4425 S. MoPac Expressway, Suite 404, Austin TX 78735, the receipt and sufficiency of which are hereby acknowledged by Grantor, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith (the "Note") in the principal sum of \$1,050,000.00, payable to the order of Cadence Bank ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note being secured by the vendor's lien herein retained, and being additionally secured by a deed of trust of even date herewith to David Grove, TRUSTEE, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Bell County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

The conveyance of the Property is being made by Grantor and accepted by Grantee subject to the matters (the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof for all purposes and the Restrictions (as defined below)

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise, subject however, to the Permitted Exceptions.

But it is expressly agreed that the Vendor's Lien, as well as superior title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

11
C# 22002100

Item b.

THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns, without recourse on Grantor.

Grantor, as the fee simple owner of the Property, establishes the following restrictions (the "Restrictions") as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the integrity, appearance, and uses of the Property and the improvements placed on it. Accordingly, Grantee covenants and agrees: (i) the Property shall only be developed and thereafter used as a single family home subdivision, and in no event shall any portion of the Property be used for any of the prohibited uses set forth on **Exhibit "C"**, (ii) no more than thirty (30) dwelling units (whether on subdivided lots, condominium units or otherwise) may be contained on the Property, (iii) until such time as the roadway labeled on **Exhibit "D"** as "Camp Kachina Road" is accepted for maintenance by Bell County, Grantee shall maintain the road in good condition and repair; and (iv) prior to the first sale of any subdivided lots or individual parcels out of the Property to third parties, Grantee shall cause restrictive covenants to be recorded against the Property substantially similar to the Declaration of Covenants, Conditions and Restrictions recoded under Document No. 2017-48429 of the Real Property Records of Bell County, Texas, and such restrictive covenants may not be terminated or amended in any manner adverse to Grantor without Grantor's consent.


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Item b.

EXECUTED to be effective the 29 day of November, 2022.

GRANTOR:

Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc.

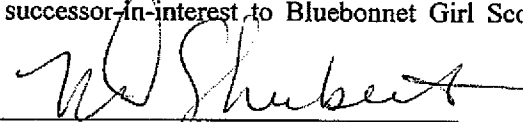
By: 
Name: Paula Bookidis
Title: CEO

STATE OF TEXAS

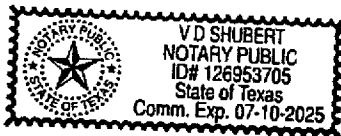
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COUNTY OF Travis

This instrument was acknowledged before me on this 29th day of November, 2022, by Paula Bookidis, CEO of Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc.


Notary Public

My Commission Expires: 7/10/2025
My Commission No.: # 126953705



Item b.

EXHIBIT "A"

LEGAL DESCRIPTION

17.644 acre tract, more or less, out of the F. C. Frailey Survey, Abstract No. 327, Bell County, Texas, consisting of a 10.154 acre tract of land and a 7.490 acre tract of land, all being more particularly described by metes and bounds on Exhibit "A-1" attached hereto.

EXHIBIT "A-1"

LEGAL DESCRIPTION

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being a part or portion of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas (description contained in said Volume 831, Page 564 does not form a mathematically closed figure) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being an interior point of the said called 114.85 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas for corner;

THENCE N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

- 1) S. 72° 59' 59" E., 1033.74 feet (Corps of Engineers maps call S. 72° 59' 59" E., 2073.68 feet) to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet (Corps of Engineers maps call N. 19° 39' 20" E., 349.50 feet) to a Corps of Engineers brass cap monument No. F-527-2 found for corner;
- 3) S. 69° 56' 55" E., 407.87 feet (Corps of Engineers maps call S. 69° 58' 05" E., 408.08 feet) to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision (calls N. 17° 28' 51" E., 553.72 feet) to a cotton spindle found being the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet (calls 647.05 feet), chord bearing equals N. 63° 37' 40" W., 10.08 feet (calls S. 63° 14' 12" E., 9.82 feet) for corner;

THENCE departing the said Lot 8 and the said east boundary line and with the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

- 1) 10.08 feet along the arc of said curve to the left (calls 9.82 feet) to a cotton spindle found for corner;

Item b.

- 2) N. 63° 36' 58" W., 113.79 feet (calls S. 63° 40' 17" E., 113.94 feet) to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet (calls 1540.00 feet), chord bearing equals N. 65° 30' 14" W., 93.13 feet (calls S. 65° 24' 13" E., 93.11 feet) for corner;
- 3) 93.15 feet along the arc of said curve to the left (calls 93.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) S. 17° 10' 43" W., 15.07 feet (calls N. 17° 10' 43" E., 15.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 70° 00' 59" W., 156.30 feet (calls S. 70° 00' 59" E., 156.30 feet) for corner;
- 5) 156.37 feet along the arc of said curve to the left (calls 156.37 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) N. 72° 57' 13" W., 101.28 feet (calls S. 72° 57' 13" E., 101.28 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 275.00 feet (calls 275.00 feet), chord bearing equals N. 66° 08' 23" W., 65.26 feet (calls S. 66° 08' 23" E., 65.26 feet) for corner;
- 7) 65.41 feet along the arc of said curve to the right (calls 65.41 feet) to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet (calls S. 59° 19' 32" E., 101.40 feet) to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals N. 77° 59' 31" W., 143.02 feet (calls S. 77° 54' 51" E., 143.45 feet) for corner;
- 9) 145.54 feet along the arc of said curve to the left (calls 145.99 feet) to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet (calls N. 83° 29' 50" E., 97.40 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 175.00 feet (calls 175.00 feet), chord bearing equals N. 81° 16' 01" W., 91.98 feet (calls S. 81° 16' 01" E., 91.98 feet) for corner;
- 11) 93.07 feet along the arc of said curve to the right (calls 93.07 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 12) N. 66° 02' 40" W., 180.15 feet (calls S. 66° 01' 53" E., 179.69 feet) to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet (calls 1525.00 feet), chord bearing equals N. 69° 09' 51" W., 166.52 feet (calls S. 69° 10' 11" E., 166.98 feet) for corner;
- 13) 166.60 feet along the arc of said curve to the left (calls 167.06 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1975.00 feet (calls 1975.00 feet), chord bearing equals N. 69° 52' 27" W., 166.32 feet (calls S. 69° 53' 43" E., 166.28 feet) for corner;
- 14) 166.37 feet along the arc of said curve to the right (calls 166.33 feet) to the Point of BEGINNING and containing 10.154 acres of land.

Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being an interior point of the said called 114.85 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet (calls 2025.00 feet), chord bearing equals S. 69° 54' 15" E., 169.85 feet (calls N. 69° 54' 15" W., 169.85 feet) for corner;

THENCE over and across the said 114.85 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

- 1) 169.90 feet along the arc of said curve to the left (calls 169.90 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 1475.00 feet (calls 1475.00 feet), chord bearing equals S. 69° 10' 11" E., 161.50 feet (calls N. 69° 10' 11" W., 161.50 feet) for corner;
- 2) 161.58 feet along the arc of said curve to the right (calls 161.58 feet) to a 5/8 iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet (calls N. 66° 01' 53" W., 179.69 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 225.00 feet (calls 225.00 feet), chord bearing equals S. 73° 02' 45" E., 54.95 feet (calls N. 73° 02' 45" W., 54.95 feet) for corner;
- 4) 55.09 feet along the arc of said curve to the left (calls 55.09 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

- 1) S. 23° 10' 29" W., 152.49 feet (calls N. 23° 06' 02" E., 152.29 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet (calls N. 12° 37' 46" E., 81.77 feet) to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet (calls 725.00 feet), chord bearing equals S. 10° 02' 52" W., 67.17 feet (calls N. 09° 58' 42" E., 67.07 feet) for corner;
- 3) 67.20 feet along the arc of said curve to the left (calls 67.09 feet) to a 5/8 iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet (calls N. 04° 06' 42" E., 164.71 feet) to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

THENCE with a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

Item b.

- 1) N. 68° 10' 17" W., 238.91 feet (calls S. 68° 12' 29" E., 238.89 feet) to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet (calls N. 16° 45' 59" E., 16.28 feet) to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet (calls S. 68° 12' 29" E., 326.41 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said Lot 16, Block 2 and being in the east right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet (calls 50.00 feet), chord bearing equals N. 59° 33' 37" W., 98.88 feet (calls N. 59° 33' 42" W., 98.86 feet) for corner;
- 4) 141.90 feet along the arc of said curve to the left (calls 141.99 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet (calls S. 65° 23' 36" E., 165.12 feet) to a 5/8" iron rod with cap stamped "ACS" found being the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

The two above described tracts yield a net total acreage of 17.644 acres of land.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Easements to Texas Power and Light Company recorded in Volume 807, Page 485, Volume 815, Page 180, Volume 816, Page 61, Volume 828, Page 380, Volume 896, Page 349, Volume 1327, Page 33 and Volume 2135, Page 656, Deed Records of Bell County, Texas.
2. Easement to Oncor Electric Delivery Company, LLC recorded under Document No. 2018-00006700, Real Property Records of Bell County, Texas.
3. The subject property contains an On-Site Sewage Facility and requires a continuous maintenance contract as evidenced by that certain "Affidavit to the Public" recorded under Document No. 2019-00015722, Real Property Records of Bell County, Texas. Affidavit to the Public regarding an On-Site Sewage Facility as recorded in Document No. 201802598, Official Public Records, Bastrop County, Texas.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

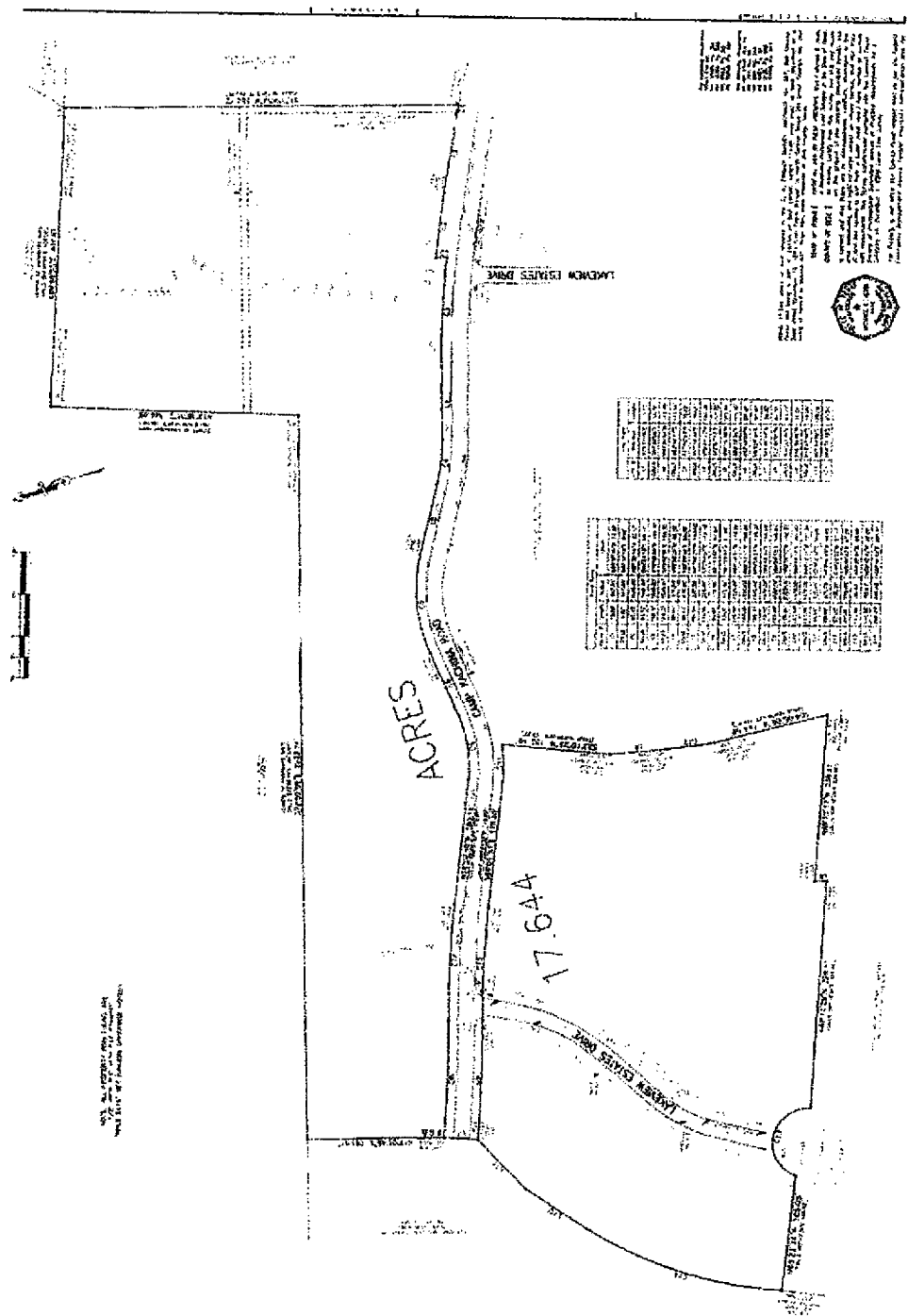
Exhibit "C"**Prohibited Uses**

The Property shall never be used for any of the following uses:

- (a) As a location for a manufactured home park or place where spaces are rented to persons upon which to locate a manufactured home (the term "manufactured home" includes without limitation house trailers and mobile homes);
- (b) a recreational vehicle park;
- (c) a hog farm;
- (d) a poultry farm;
- (e) a trash dump;
- (f) a place to store inoperable vehicles;
- (g) a place to use, generate, release, discharge, store or dispose of any Hazardous Materials. For the purposes hereof, "Hazardous Materials" shall refer to any substances, materials or wastes that are or become regulated as hazardous or toxic substances under any applicable local, state or federal law, regulation or order;
- (h) as a gravel pit, sand pit or rock pit; gravel, sand, rock and similar materials may not be mined on the Property; or
- (i) as a location for commercial communication tower or towers.

Item b.

EXHIBIT "D" Camp Kachina Road Depiction





Item b.

**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022072265

As
DEED

Recorded On: December 06, 2022

Parties: GIRL SCOUTS OF CENTRAL TEXAS INC SII

To KACHINA DEVELOPMENT LLC

Comment:

Billable Pages: 11

Number of Pages: 12

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$45.00
Total Fees:	\$51.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

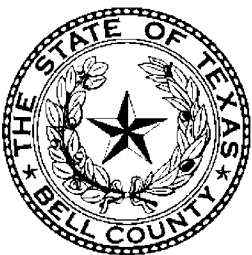
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022072265
Receipt Number: 319588
Recorded Date/Time: 12/06/2022 2:56:02 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

First Community Title, LLC



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk



Every drop counts!

Clearwater Underground Water Conservation District

P.O. Box 1989, Belton, Texas 76513
Phone: 254/933-0120 Fax: 254/933-8396
www.cuwcd.org

Item b.

Leland Gersbach, President
R. David Cole, Vice President
C. Gary Young, Secretary
Jody Williams
Scott A. Brooks

Memo No Signature Needed

To: Anita Jackson ajackson@turley-inc.com

Corey Dawson

Digitally signed by Corey Dawson
Date: 2022.01.10 15:47:46 -06'00'

From: Corey Dawson cdawson@cuwcd.org
Field Technician

CC: Dirk Aaron daaron@cuwcd.org
Bryan Neaves bryan.neaves@bellcounty.texas.gov
Malcolm Miller malcolm.miller@bellcounty.texas.gov

Date: 1/10/2022

Re: Proposed Cliffs at Lake Belton Phase II Subdivision

Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD property reviewed was PID #10873 (83.38 acres), based on the proposed subdivision known as the Cliffs at Lake Belton Phase II Subdivision.

Item 1: Database review and site visit (10 JAN 22) determined no wells exist on the proposed subdivision known as the Cliffs at Lake Belton Phase II Subdivision.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of groundwater production wells will not be possible, as all tracts will be smaller than 2 acres.

Item 3: The proposed subdivision lies in the City of Morgan’s Point Resort’s CCN #11309, thus public water supply to the proposed subdivision is solely the responsibility of the City of Morgan’s Point Resort.

Item 4: CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff, and thus requires no signature block.

1] Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District’s enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.



2| Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District's enabling act, Act of May 27, 1989, 71st Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77th Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81st Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84th Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.

February 2, 2023

To Property Owners;

Re: The Cliffs of Lake Belton Phase II

Legal Description: 17.644 acre tract, more or less, out of the G.C. Frailey Survey, Abstract No. 327, Bell County, Texas, consisting of a 10.154 acre tract of land and a 7.490 acre tract of land, all being more particularly described by metes and bounds.

See attached for location.

This is a notice given that a Public Hearing will be held by the City of Morgan's Point Resort City Council in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard, Morgan's Point Resort, Texas, on *Tuesday, February 14, 2023 at 6:00PM.*

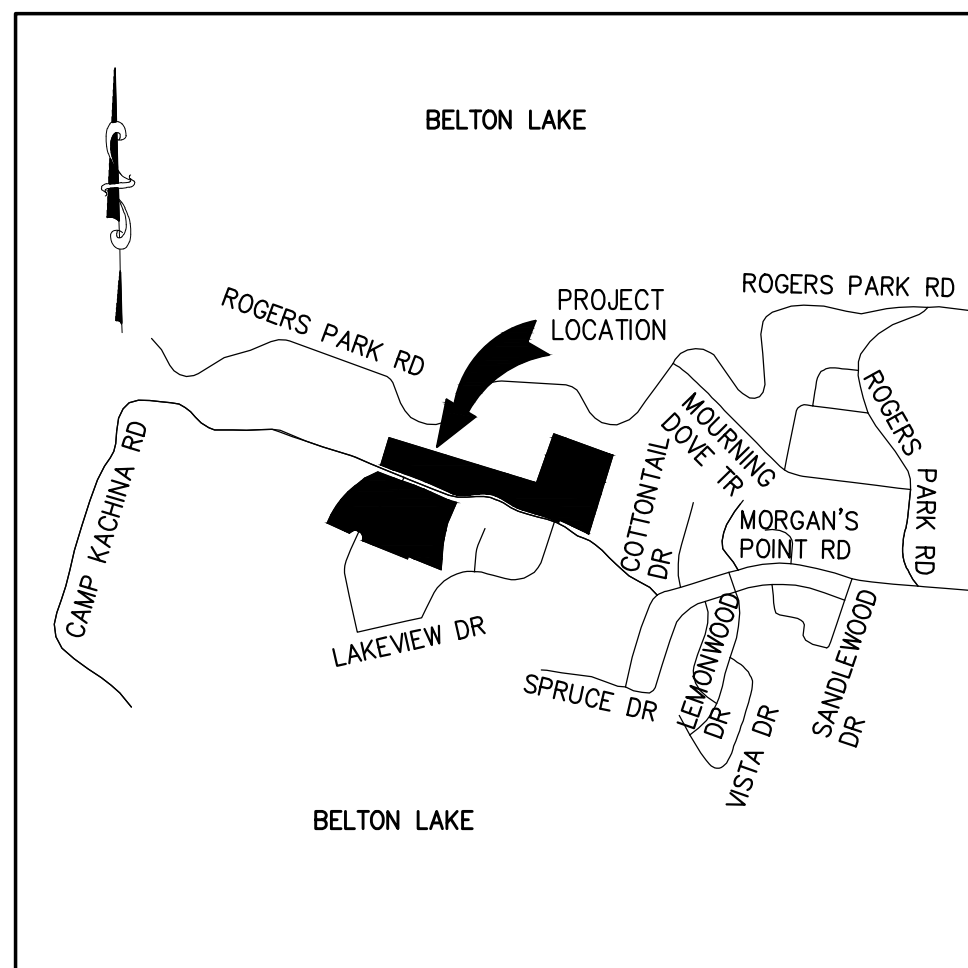
This notice regards an annexation and zoning request for building of residential properties. All interested persons interested in the above-mentioned proposed request, at said time and place, shall have the right to appear and be heard.

Following the City Council Public Hearing, there will be an additional Public Hearing during the Planning & Zoning Commission meeting at the Garrett Hill & Mic Hill Community Center at 60 Morgan's Point Boulevard, Morgan's Point Resort, Texas, on *Tuesday, February 28th, at 6:00PM.*

Final recommendations to City Council from Planning & Zoning Commission will take place on Tuesday, *March 14, 2023 6:00 PM* in the Garrett & Mic Hill Community Center at 60 Morgan's Point Boulevard.

Sincerely,

Dalton Rice, City Manager

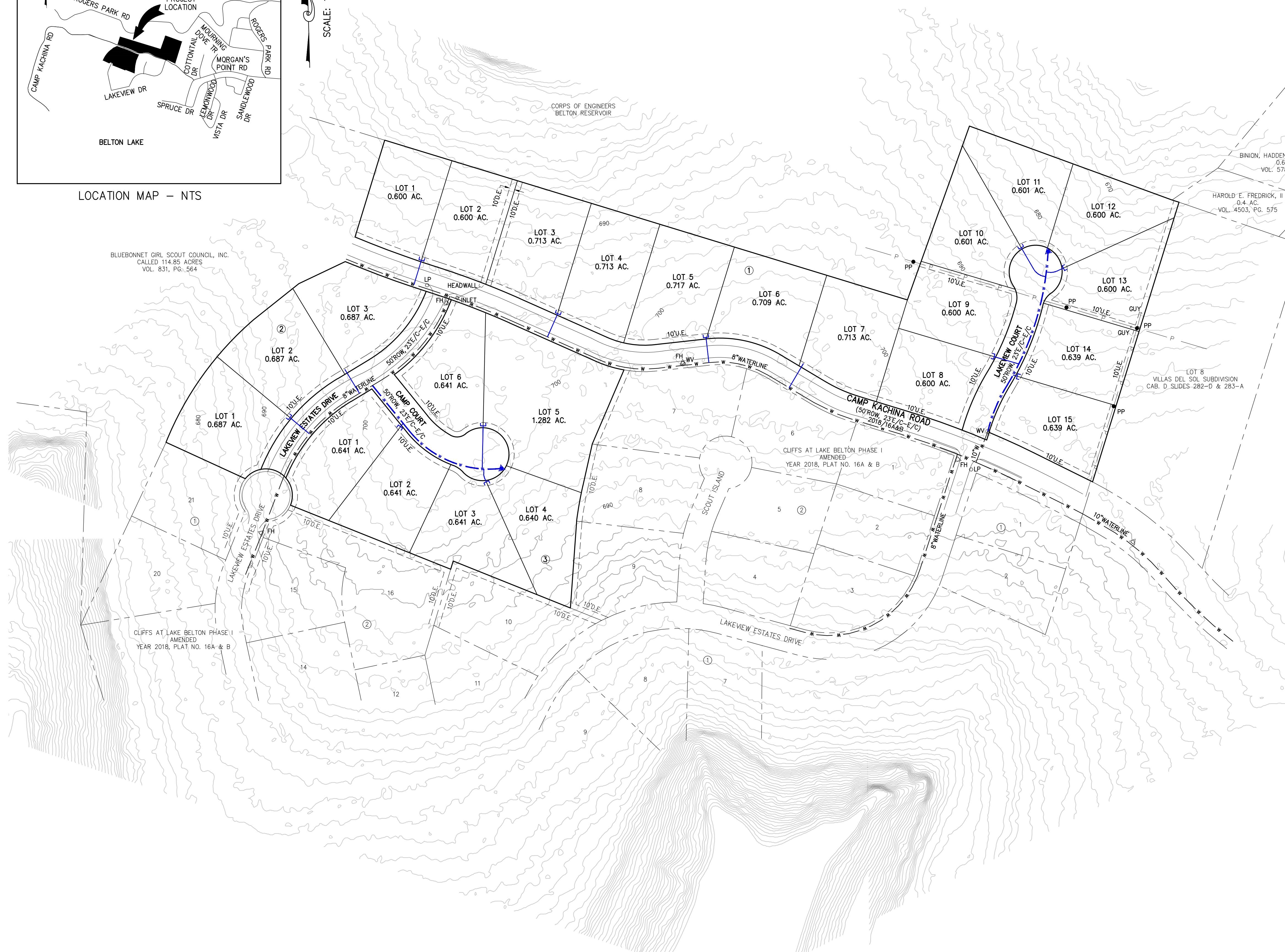


LOCATION MAP - NTS

SCALE: 1" = 100'



Know what's below.
Call before you dig.



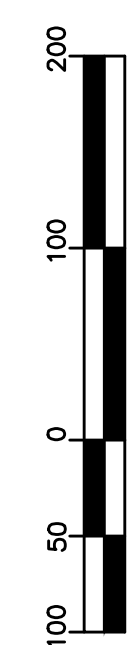
GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
- SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
- UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.
- NO PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION. APPROVAL BY THE BELL COUNTY HEALTH DEPARTMENT IS REQUIRED FOR THE USE OF INDIVIDUAL SEPTIC SYSTEMS.
- BELL COUNTY REQUESTS A COPY OF NOI (NOTICE OF INTENT) AND CSN (CONSTRUCTION SITE NOTICE) PRIOR TO CONSTRUCTION.
- BELL COUNTY REQUESTS A COPY OF NOT (NOTICE OF TERMINATION) UPON COMPLETION OF CONSTRUCTION.
- ALL BENDS AND FITTINGS TO BE CONNECTED DIRECTLY TO FOSTER ADAPTER.
- CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
- WATER SERVICE PROVIDED BY: CITY OF MORGAN'S POINT RESORT.
- SEWER SERVICE PROVIDED BY: SEPTIC.
- STRATEGIC MAPPING PROGRAM (STRATMAP). BELL, BURNET & MCLENNAN COUNTIES LIDAR, 2011-01-01. WEB. 2022-01-10.

LEGEND

— W —	— W —	— W —	EXISTING WATERLINE
— W —	△	— W —	EXISTING FIRE HYDRANT
— W —	— W —	— W —	PROPOSED 6" WATERLINE
— W —	— W —	— W —	PROPOSED FIRE HYDRANT
— W —	— W —	— W —	PROPOSED DOUBLE WATER SERVICE
— W —	— W —	— W —	PROPOSED SINGLE WATER SERVICE
— P —	— P —	— P —	OVERHEAD POWER-LINE
●			SERVICE POLE (PP)
○			WATER VALVE (WV)
—			GUY WIRE (GUY)
○			LIGHT POLE (LP)

UTILITY PLAN OF:
CLIFFS AT LAKE BELTON PHASE II
24 LOTS, 3 BLOCKS
17.644 ACRES
BEING A PART OF THE G.C. FRAILEY SURVEY
ABSTRACT NO. 327
A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT
BELL COUNTY, TEXAS



UTILITY PLAN OF:
CLIFFS AT LAKE BELTON PHASE II
A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS

PREPARED FOR:
KACHINA DEVELOPMENT, LLC
4425 S. MOPAC EXPY STE 100
AUSTIN, TEXAS 78755

12-16-2022

William F. Sisco

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:
AMJ
DATE:
1.7.2022
COMPUTER FILE NAME:
21-518 UTILITY
REFERENCE DRAWING NUMBERS:

21-518
DRAWING NUMBER:
21518-D

PAGE #
02

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TURLEY
ENGINEERING & SURVEYING

TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501

ENGINEERING FIRM NO. 1668
SURVEY FIRM NO. 10056000

WWW.TURLEY-INC.COM
254-773-2400



BELL COUNTY PUBLIC HEALTH DISTRICT
ON-SITE WASTEWATER DIVISION

January 14, 2022

Bluebonnet Girl Scout Council
201 W Waco Drive Suite 212
Waco, TX 76707

RE: Subdivision Evaluation / Cliffs at Lake Belton Phase II

This department makes the following report concerning the Cliffs at Lake Belton Phase II. This subdivision is located on Camp Kachina Road in Belton, TX. This single family residential subdivision consists of Twenty Five (25) lots with a total of 17.644 acres.

The soil in this subdivision is Eckrant. The Eckrant soil consists of a percent of area covered with surface fragments. 5 percent depth to restrictive feature. 4 to 20 inches to lithic bedrock natural drainage class – well drained.

System Type: Suitability for standard systems will be determined by a qualified site evaluator at time home location is determined. All sites have Class IV soil and existing topography may not be suitable for standard systems. Sites not suitable for standard systems will require a professional design.

Aerobic Treatment Unit: Minimum capacity (gallons per day)

Example:	3 Bedroom home	<2501 sq. ft.	360 gpd Treatment Unit
	4 Bedroom home	<3501 sq. ft.	480 gpd Treatment Unit
	5 Bedroom home	<4501 sq. ft.	600 gpd Treatment Unit

Surface Application: A TCEQ Approved Class I Aerobic treatment plant

Example:	2-3 Bedroom home	<2500 square feet - 3750 square feet disposal
	3-4 Bedroom home	<3500 square feet - 4688 square feet disposal
	5 Bedroom home	<4500 square feet - 5625 square feet disposal

Drip Irrigation:

Example:	3 Bedroom home	<2,500 square feet – 2400 square feet disposal
	4 Bedroom home	<3,500 square feet – 3000 square feet disposal
	5 Bedroom home	<4,500 square feet – 3600 square feet disposal

The aforementioned specifications are based on the assumption that soil conditions will not vary widely from the soil type mentioned. In the event different soil conditions are encountered having seeps or slower percolation rates, these standards would be modified accordingly. Such variations and modifications can be discussed and coordinated with this department at the time an individual septic system permit is obtained.

This office reserves the right to not issue permits for On-Site Wastewater Systems if they fail to meet state rules and setbacks.

This subdivision will be served by the City of Morgan's Point Water Supply Company.

If more information is needed or if this department can be of any further service to you, please contact Sarah Little, R.S. in our Temple office at (254) 778-7557.

Sincerely,



SARAH LITTLE, R.S.
On-Site Wastewater Division

Temple Office	2905 West Adams	Temple, TX 76504	(254) 778.7557
Killeen Office	309 North 2 nd	Killeen, TX 76540	(254) 526.3197 x3

BEING 17.644 acres of land situated in the G. C. FRAILEY SURVEY, ABSTRACT No. 327, Bell County, Texas and being all of that certain 10.154 acre tract of land and that certain 7.490 acre tract of land described in a Special Warranty Deed with Vendor's Lien dated November 29, 2022 from Girl Scouts of Central Texas, Inc., successor-in-interest to Bluebonnet Girl Scout Council, Inc. to Kachina Development LLC, a Texas limited liability company and being of record in Document No. 2022072265, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being the southwest corner of the said 10.154 acre tract and being the northwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas for corner;

THENCE N. 17° 01' 45" E., 191.61 feet departing the said right-of-way and over and across the said 114.85 acre tract and with the west boundary line of the said 10.154 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the westerly northwest corner of the said 10.154 acre tract and being in the evidenced north boundary line of the said 114.85 acre tract and being in the south boundary line of the Belton Reservoir according to maps provided by the Corps of Engineers for corner;

THENCE with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Belton Reservoir the following three (3) calls:

- 1) S. 72° 59' 59" E., 1033.74 feet to a Corps of Engineers brass cap monument No. F-527-1 found for corner;
- 2) N. 19° 38' 31" E., 349.08 feet to a Corps of Engineers brass cap monument No. F-527-2 found at the northerly northwest corner of the said 10.154 acre tract for corner;
- 3) S. 69° 56' 55" E., 407.87 feet to a Corps of Engineers brass cap monument No. F-527-3 found being the southwest corner of that certain tract of land described in a Gift Deed dated August 9, 2001 from Lyle Julius Fredrick to Harold E. Fredrick, II and being of record in Volume 4503, Page 575, Official Public Records of Bell County, Texas for corner;

THENCE S. 72° 51' 59" E., 13.73 feet departing the said Belton Reservoir continuing with the north boundary line of the said 10.154 acre tract and the north boundary line of the said 114.85 acre tract and with the south boundary line of the said Fredrick tract to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 10.154 acre tract and being the northeast corner of the said 114.85 acre tract and being the northwest corner of that certain Lot 8, Villas Del Sol Subdivision according to the map or plat of record in Cabinet D, Slides 282-D and 283-A, Plat Records of Bell County, Texas (plat references S. 67° 28' 08" E., 13.75 feet from Corps of Engineers monument No. F-527-3) for corner;

THENCE S. 17° 09' 59" W., 553.72 feet departing the said Fredrick tract and with the east boundary line of the said 10.154 acre tract and the east boundary line of the said 114.85 acre tract and with the west boundary line of the said Lot 8, Villas Del Sol Subdivision to a cotton spindle found at the southeast corner of the said 10.154 acre tract and at the southwest corner of the said Lot 8 and being the northeast corner of the aforementioned right-of-way of Camp Kachina Road and being at the beginning of a curve to the left having a radius equals 647.05 feet, chord bearing equals N. 63° 37' 40" W., 10.08 feet for corner;



THENCE departing the said Lot 8 and with the south boundary line of the said 10.154 acre tract and the north right-of-way line of the said Camp Kachina Road and over and across the said 114.85 acre tract the following fourteen (14) calls:

- 1) 10.08 feet along the arc of said curve to the left to a cotton spindle found for corner;
- 2) N. 63° 36' 58" W., 113.79 feet to a cotton spindle found being at the beginning of a curve to the left having radius equals 1540.00 feet, chord bearing equals N. 65° 30' 14" W., 93.13 feet for corner;
- 3) 93.15 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) S. 17° 10' 43" W., 15.07 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 70° 00' 59" W., 156.30 feet for corner;
- 5) 156.37 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 6) N. 72° 57' 13" W., 101.28 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 275.00 feet, chord bearing equals N. 66° 08' 23" W., 65.26 feet for corner;
- 7) 65.41 feet along the arc of said curve to the right to a cotton spindle found for corner;
- 8) N. 59° 14' 49" W., 101.49 feet to a cotton spindle found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals N. 77° 59' 31" W., 143.02 feet for corner;
- 9) 145.54 feet along the arc of said curve to the left to a 5/8" iron rod found for corner;
- 10) S. 83° 39' 03" W., 97.45 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 175.00 feet, chord bearing equals N. 81° 16' 01" W., 91.98 feet for corner;
- 11) 93.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 12) N. 66° 02' 40" W., 180.15 feet to a 5/8" iron rod found being at the beginning of a curve to the left having a radius equals 1525.00 feet, chord bearing equals N. 69° 09' 51" W., 166.52 feet for corner;
- 13) 166.60 feet along the arc of said curve to the left to a 1/2" iron rod found with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1975.00 feet, chord bearing equals N. 69° 52' 27" W., 166.32 feet for corner;
- 14) 166.37 feet along the arc of said curve to the right to the Point of BEGINNING and containing 10.154 acres of land.



Together with the following tract of land:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said 7.490 acre tract and being the southwest corner of the right-of-way of Camp Kachina Road as described in the map or plat of Cliffs at Lake Belton Phase I, Amended and being of record in Year 2018, Plat No. 16A & B, Plat Records of Bell County, Texas and being an interior point of that certain called 114.85 acre tract of land described in a Deed dated November 10, 1961 from Frank Morgan to North Central Texas Girl Scout Council, Inc. and being of record in Volume 831, Page 564, Deed Records of Bell County, Texas and which bears S. 21° 44' 43" W., 50.06 feet from the southwest corner of the above described 10.154 acre tract and being at the beginning of a curve to the left having a radius equals 2025.00 feet, chord bearing equals S. 69° 54' 15" E., 169.85 feet for corner;

THENCE over and across the said 114.85 acre tract and with the north boundary line of the said 7.490 acre tract and with the south right-of-way line of the said Camp Kachina Road the following four (4) calls:

- 1) 169.90 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1475.00 feet, chord bearing equals S. 69° 10' 11" E., 161.50 feet for corner;
- 2) 161.58 feet along the arc of said curve to the right to a 5/8" iron rod found for corner;
- 3) S. 66° 01' 53" E., 179.69 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 225.00 feet, chord bearing equals S. 73° 02' 45" E., 54.95 feet for corner;
- 4) 55.09 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found at the northeast corner of the said 7.490 acre tract and being the northwest corner of Lot 7, Block 2, said Cliffs at Lake Belton Phase I, Amended for corner;

THENCE departing the said south right-of-way line and with the east boundary line of the said 7.490 acre tract and with the west boundary line of the said Block 2 and continuing over and across the said 114.85 acre tract the following four (4) calls:

- 1) S. 23° 10' 29" W., 152.49 feet to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 7, Block 2 and being the northwest corner of Lot 8, said Block 2 for corner;
- 2) S. 12° 34' 01" W., 81.70 feet to a 5/8" iron rod with cap stamped "ACS" found being an angle point in the west boundary line of the said Lot 8, Block 2 and being at the beginning of a curve to the left having a radius equals 725.00 feet, chord bearing equals S. 10° 02' 52" W., 67.17 feet for corner;
- 3) 67.20 feet along the arc of said curve to the left to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said Lot 8, Block 2 and being the northwest corner of Lot 9, said Block 2 for corner;
- 4) S. 04° 06' 09" W., 164.68 feet to a 5/8" iron rod with cap stamped "ACS" found at the southeast corner of the said 7.490 acre tract and being the southwest corner of the said Lot 9, Block 2 and being in the north boundary line of Lot 10, said Block 2 for corner;

THENCE with the south boundary line of the said 7.490 acre tract and a northerly boundary line of the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following five (5) calls;

- 1) N. 68° 10' 17" W., 238.91 feet to a cotton spindle found being the northwest corner of the said Lot 10, Block 2 for corner;
- 2) S. 16° 30' 40" W., 16.24 feet with the west boundary line of the said Lot 10, Block 2 to a "MAG" brand nail found being the northeast corner of Lot 16, said Block 2 for corner;
- 3) N. 68° 12' 29" W., 326.41 feet departing the said Lot 10, Block 2 to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said Lot 16, Block 2 and being in the right-of-way line of Lakeview Estates Drive as described in said plat of Cliffs at Lake Belton Phase I, Amended and being at the beginning of a curve to the left having a radius equals 50.02 feet, chord bearing equals N. 59° 33' 37" W., 98.88 feet for corner;
- 4) 141.90 feet along the arc of said curve to the left and with the right-of-way line of the said Lakeview Estates Drive to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northeast corner of Lot 21, Block 1, said Cliffs at Lake Belton Phase I, Amended for corner;
- 5) N. 65° 22' 34" W., 165.05 feet departing the right-of-way line of the said Lakeview Estates Drive to a 5/8" iron rod with cap stamped "ACS" found being the southwest corner of the said 7.490 acre tract and at the northwest corner of the said Lot 21, Block 1 and being at the beginning of a curve to the right having a radius equals 602.58 feet, chord bearing equals N. 35° 36' 54" E., 286.31 feet for corner;

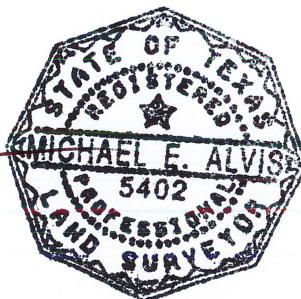
THENCE departing the said Cliffs at Lake Belton Phase I, Amended and continuing over and across the said 114.85 acre tract the following three (3) calls:

- 1) 289.07 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 51° 26' 58" E., 108.05 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) N. 64° 31' 35" E., 97.05 feet to the Point of BEGINNING and containing 7.490 acres of land.

The two above-described tracts yield a net total acreage of 17.644 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis
 Michael E. Alvis, RPLS#5402
 December 15, 2022



Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.



ENGINEERING • SURVEYING • PLANNING
 301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
 ENGINEERING FIRM #1658 SURVEY FIRM #10056000

ORDER OF ELECTION FOR MUNICIPALITIES

An election is hereby ordered to be held on May 6, 2023 for the purpose of electing the following:

- Five (5) Council Members for two (2) year term**
- One (1) Mayor for two (2) year term**

Said **election day** to be held in the Garrett & Mic Hill Event Center at 60 Morgan’s Point Boulevard, Morgan’s Point Resort, Texas

Early Voting by personal appearance will be conducted during business hours at City Hall Building, 8 Morgan’s Point Boulevard, Morgan’s Point Resort, Texas between the hours of 7:00 AM to 4:00 PM beginning on April 24, 2023 and ending May 2, 2023. Scheduled hours will be as follows:

- April 24 - April 28, 2023 7:00 AM to 4:00 PM**
- May 1 - May 2, 2023 7:00 AM to 4:00 PM**

Applications for ballot by mail shall be mailed to:

**City of Morgan’s Point Resort
 Ophelia Rodriguez, City Secretary
 8 Morgan’s Point Boulevard
 Morgan’s Point Resort, Texas 76513**

Applications for ballots by mail must be received no later than the close of business on Tuesday April 25, 2023.

Issued this the 14th day of February 2023.



City Manager's Office

8 Morgan's Point Blvd.
Morgan's Point Resort, TX 76513

Phone: 254.780.1334
www.morganspointresorttx.com

To: Mayor Dennis Green, City Council, & City Manager
From: Cary Erskine, C.F.O./A.C.M.
Date: February 8, 2023
Subject: Budget Amendment #1 for Fiscal Year September 30, 2023

Honorable Mayor and City Council:

As we are nearing the middle of the 2023 fiscal year, a budget amendment is needed to account for revenues and expenditures that were unknown when the annual budget was prepared in July of 2022. However, keeping with the structurally balanced budget concept that the original budget adhered to, this amendment will also be structurally balanced and have zero impact on Net Revenue over Expenditures for the 2023 fiscal year.

Due to the Federal Reserve increasing the Fed Rate 8 times since January of 2022, the budgeted revenue for interest earned by the City has already been surpassed as of January 31, 2023. The attached schedule shows projected end of month cash balances and associated projected monthly interest earned amounts for the remainder of the fiscal year. The assumptions made related to these projected cash flows and cash balances are conservative in keeping with Council's conservative revenue philosophy.

The majority of the expenses included in the budget amendment are related to the successful completion of the FYE 2021 and 2022 audits which follows the City Council Work Plan Goal #1. The remainder of the expenses are related to items approved by the council after the start of the fiscal year or for projects that were undertaken in FYE 2022 that had expenses realized in the current fiscal year.

Staff recommends the approval of the Ordinance adopting Budget Amendment # 1 to the City of Morgan's Point Resort FY 2023 Annual Budget.

V:\-Old Finance\Cary\Cash\[2023 Cash Balances - Provided to Council.xlsx]Interest Budget Amendment

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
Ending (Actual or Projected) Month Cash Balance for Sweep Account	7,248,183.46	8,528,753.18	8,554,366.19	8,470,034.02	8,020,034.02
Interest Rate	2.73%	3.36%	4.07%	4.43%	4.62%
Actual or Projected Interest Earned for Month	16,568.87	19,744.78	27,992.32	32,959.36	30,877.13
Projected Interest Earned for FYE 09/30/2023	307,983.03				
Budgeted Interest Earned for FYE 09/30/2023 (A/C 02-00-4414) ($\$7,000,000 * 1.30\%$ Interest Rate for June 2022)	92,500.00		(Oct 22 - January 23 amounts above equal $\$97,265$)		
Difference	215,483.03				

Note 1: Assumed \$200,000 of decrease in monthly cash starting February 2023 per month to reduce FYE 23 Surplus of \$1,584,988 as of 1/31/2023.

Note 2: Assumed \$250,000 of decrease in monthly cash starting February 2023 per month to equal \$2,000,000 of FYE 2023 spending for GST project.

Assumed GST project to be completed by 12/31/23.

Note 3: Assumed 0.25 Increase in Fed Rate to occur in March 2023.

Staff recommends a budget adjustment in the amount of \$225,000 to recognize the increase in interest income to the original budgeted amount.

Of the \$225,000, the other \$10,000 of interest will come from the operating account interest earned (A/C 02-00-4410).

Below are staff recommendations to offset the increase in revenue.

Amount and Account	Rationale
1). \$25,000 - Various Dept Salaries (split between general/water/marina)	City Manager raise effective September Council Meeting not in original budget.
2). \$5,000 - Various Dept Payroll Taxes and TMRS (split between general/water/marina)	City Manager raise effective September Council Meeting not in original budget.
3). \$85,000 - Admin Dept Audit Expense	Original budget had historical amount which would only cover 1 audit.
4). \$20,000 - Admin Dept Consulting Expense	To account for ILA with the COG for the planning services.
5). \$25,000 - Admin Dept Consulting Expense	For temporary help with all audit reconciliations.
6). \$5,000 - Admin Dept Postage Expense	Original budget had historical amount which did not cover November election mailout.
7). \$10,000 - PPF Dept Election Expense	Original budget had historical amount which would only cover 1 election.
8). \$15,000 - Water Dept Salaries	Historical Incentives for water department not accounted for in Compensation Study.
9). \$25,000 - Admin Accounting IT License	CFO recommends an additional accounting software to help facilitate audit completion.
10). \$10,000 - Unspent - Added to Consulting as Buffer	

Note 3		Note 1					Note 2
Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	
7,570,034.02	7,120,034.02	6,670,034.02	6,220,034.02	5,770,034.02	5,320,034.02	4,870,034.02	
4.75%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
29,964.72	29,666.81	27,791.81	25,916.81	24,041.81	22,166.81	20,291.81	

Recap of Fed Rate Increases in 2022 & 2023

	Cumulative Rate
January 1, 2022 Rate	0.25
March 17, 2022 0.25 Rate Increase	0.50
May 5, 2022 0.50 Rate Increase	1.00
June 16, 2022 0.75 Rate Increase	1.75
July 27, 2022 0.75 Rate Increase	2.50
September 21, 2022 0.75 Rate Increase	3.25
November 2, 2022 0.75 Rate Increase	4.00
December 14, 2022 0.50 Rate Increase	4.50
February 1, 2023 0.25 Rate Increase	4.75
March 21, 2023 Next Meeting	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, ADOPTING BUDGET AMENDMENTS FOR THE 2023 BUDGET YEAR.

WHEREAS, the City Council of the City of Morgan’s Point Resort has determined that it will be necessary to amend the 2023 City Budget as shown on the attached exhibit; and,

WHEREAS, the City of Morgan’s Point Resort, Texas (“City”), is a Type A general law city operating pursuant to the laws of The State of Texas, by and through its duly elected council members; and,

WHEREAS, the City Council is authorized and empowered to adopt budget amendments as the City Council determines to be in the best interest of the City; and,

WHEREAS, the City Council has determined that is necessary to amend the 2023 City Budget is shown on the attached Exhibit “A”.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, THAT:

Section 1. The budget amendment, as shown on Exhibit “A” attached hereto is adopted by the City Council.

Section 2. 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. 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. This Ordinance shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 2023 by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGAN’S POINT, TEXAS

DENNIS GREEN, Mayor

ATTEST;

OPHELIA RODRIGUEZ, City Secretary

NEALE POTTS, City Attorney

City of Morgan's Point Resort
 FYE 09/30/2023
 Budget Amendment #1

EXHIBIT A

To account for the interest rate changes over the last 12 months and various projects the city has entered/will enter into during the fiscal year.

Revenue

Account Name	Department	Account Number	Amount per Adopted Budget	Budget Amendment #1	Amended Budgeted Amount
Interest Earned - Checking	General	02-00-4410.00.00	1,500.00	10,000.00	11,500.00
Sweep Acct Interest	General	02-00-4414.00.00	92,500.00	215,000.00	307,500.00

Expense

Sum of All Revenues 225,000.00

Salaries	Administration	02-10-6110.00.00	292,805.00	12,500.00	305,305.00
FICA	Administration	02-10-6118.00.00	20,975.00	775.00	21,750.00
Medicare	Administration	02-10-6118.01.00	4,738.00	181.25	4,919.25
TMRS	Administration	02-10-6124.00.00	40,434.00	1,572.50	42,006.50
Audit Fees	Administration	02-10-6212.00.00	25,000.00	85,000.00	110,000.00
Consulting	Administration	02-10-6214.00.00	29,350.00	55,000.00	84,350.00
Postage	Administration	02-10-6412.00.00	4,500.00	5,000.00	9,500.00
Tyler IT License	Administration	02-10-6415.00.00	25,000.00	25,000.00	50,000.00
Bell County Election	PPF	02-63-6219.00.00	5,000.00	10,000.00	15,000.00
Salaries	Water	11-00-6110.00.00	197,656.00	6,250.00	203,906.00
Hourly	Water	11-00-6111.00.00	247,056.00	15,000.00	262,056.00
FICA	Water	11-10-6118.00.00	30,264.00	387.50	30,651.50
Medicare	Water	11-10-6118.01.00	6,495.00	90.63	6,585.63
TMRS	Water	11-10-6124.00.00	55,696.00	757.50	56,453.50
Salaries	Marina	15-00-6110.00.00	106,863.00	6,250.00	113,113.00
FICA	Water	15-10-6118.00.00	7,308.00	387.50	7,695.50
Medicare	Water	15-10-6118.01.00	1,709.00	90.62	1,799.62
TMRS	Water	15-10-6124.00.00	12,614.00	757.50	13,371.50

Sum of All Expenses 225,000.00

Net Revenue over Expenditures 0.00



CITY OF MORGAN'S POINT RESORT

Taran Vaszocz-Williams

Fire Chief

Morgan's Point Resort Fire Department

6 Lakeforest Drive

Morgans's Point Resort, Texas 76513-6438

February 2, 2023

Honorable Mayor and Council,

1. The department responded to 77 calls last month. That represents an 18% over January of 2021 (N=65).

- Of the (9) Fire Calls, (4) were for working structure fires.
- All were confined to the room or area of origin
- None resulted in the loss of a building
- One was stopped before extending from a detached shop to adjacent wildland/urban interface

2. **Average Response Time** for all Priority 2 or higher calls was 6 minutes, 28 seconds (N=50).

Response time within the City limits was 4 minutes, 38 seconds.

3. A total of **2225** was worked on station throughout the month:

a. Career Staff (4)-	764 Hours	34%
b. Volunteer Staff (18)-	1392 Hours	63%
c. Relief Driver (3)-	69 Hours	3%

4. **Active Roster**- Sixteen members met or exceeded the requirements for Active Service Units in January.

5. Education Services-

Structural Fire Training- Two members began their training to become certified Texas Commission on Fire Protection Firefighters. They are attending an online academy and working with our Fire Instructors on skills practice and additional study time on station.

Wildland Training- Three members received their S130/190 Basic Wildland Firefighter last month at a hybrid course hosted by the Moffat Volunteer Fire Department. Mathew Perrine, a retired Temple Battalion Chief who began his career with MPR Fire some years back, was the Lead Instructor. Our thanks to our brothers and sisters at Moffat for including our department in this training. Congratulations to Captain Ratcliff, Lieutenant Snyder and Firefighter/Paramedic Reyes-Rios for attaining this certification.

Emergency Medical & Rescue Training- Two members began training at Temple College to gain certification as EMT Basics. They are attending classes on Tuesday and Thursday evenings and receiving additional time studying on station with our EMS Instructors. We have two additional members who have entered the final phases of their Paramedic training this spring.

6. **Departures-** All good things must come to an end. We are happy to report that Firefighter Gordon Carlson has accepted a position with The Woodlands Fire Department and Firefighter Dylan Long has accepted a position with the Ft. Hood Fire Department. Both have been valued members of MPR Fire and contributed countless hours and talents to us. We wish them all the best in their new careers!

Kindly,



Taran Vaszocz-Williams
Fire Chief

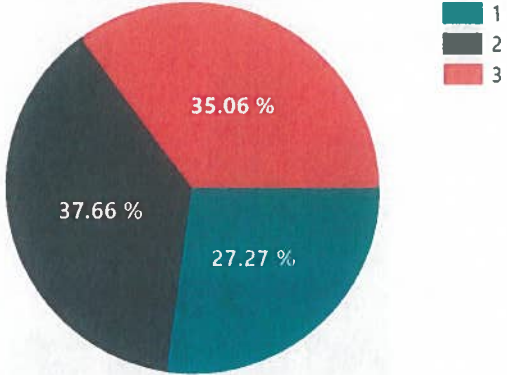
Monthly Report - MPFD

Previous Month



Event Priority	Event Count
1	21
2	29
3	27
Total	77

Event Priority



Event Priority	Response Time	Start To Add Time	Add To Disp Time	Disp To En Rte Time	En Rte To Arv Time	Arv To Close Time
1	399	45	31	120	291	1847
2	378	79	35	112	282	1810
3	692	56	23	194	525	1565

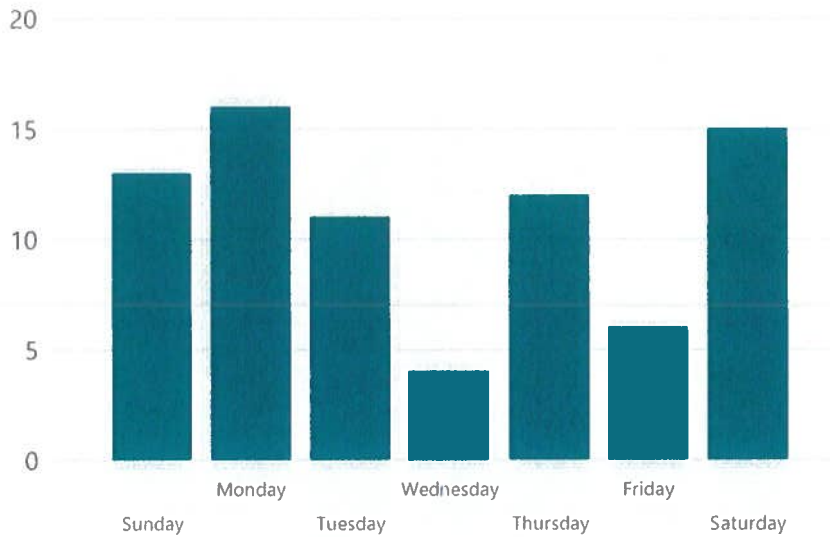
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Monthly Report - MPFD

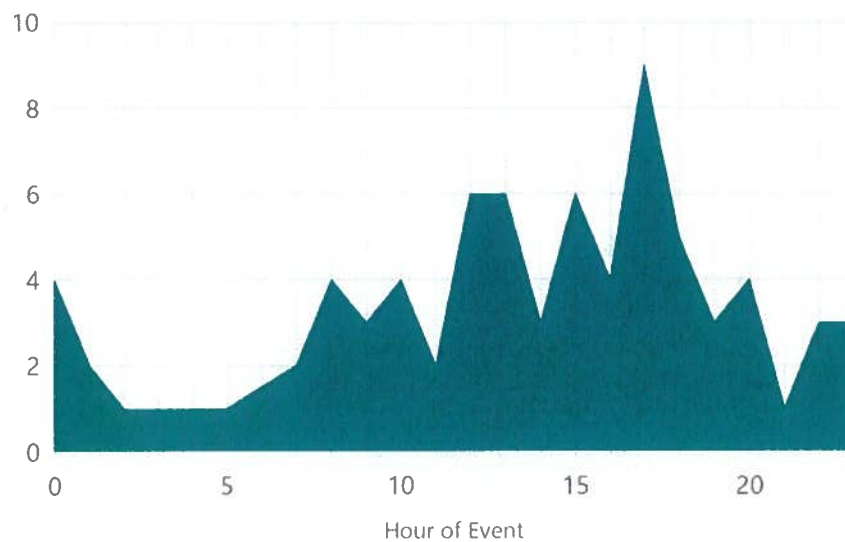
Previous Month



Event Counts by Day of Week



Event Counts by Hour of Day (24 hour)



Monthly Report - MPFD

Previous Month



Event Counts by Type

Event Type	Event Count
FALLS	11
FD ASSISTANCE (LADDER, BEES, EQUIP)	7
SICK PERSON	7
BREATHING PROBLEMS	7
STROKE	7
CHEST PAIN (NON-TRAUMATIC)	5
HEMORRHAGE/LACERATIONS	4
STRUCTURE FIRE	4
DISABLED VEHICLE	3
TRAFFIC/TRANSPORTATION ACCIDENTS	3
GRASS BRUSH WILDLAND	3
STILL ALARM CAR DUMPSTER ETC	3
HEART PROBLEMS /A.I.C.D.	2
MUTUAL AID	2
UNCONSCIOUS/FAINTING (NEAR)	2
TRAUMATIC INJURIES (SPECIFIC)	1
CONVULSIONS/SEIZURES	1
ENDANGERED	1
ALARM	1
ABDOMINAL PAIN/PROBLEMS	1
PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	1
UNKNOWN STATUS (MAN DOWN)	1
Total	77

**MARY RUTH BRIGGS LIBRARY
MONTHLY REPORT – JANUARY 2023**

7526 BOOKS IN THE LIBRARY CATALOG ON JANUARY 31, 2023 with 34 added during the month of JANUARY.

279 MEMBERS ON JANUARY 31, 2023 with 03 new members added during the month of JANUARY. (As a part of the library automation project, library memberships have been reduced to one membership per family. New membership cards are printed and are being distributed.

52 VOLUNTEER HOURS YEAR TO DATE JANUARY 31, 2023 with 52 volunteer hours during the month of JANUARY.

Sincere THANKS to so many Volunteers for making the automation project successful for our City.

Volunteer Day was **Wednesday, JANUARY 18, 2023 ,
from 1 to 3 PM.**

The library is in the process of being remodeled but the check-in/check-out is still available.

Contact Pam Robinson at pmrofmp@yahoo.com to volunteer when you can.

MASKS are requested, but not required at the Library.

Website: www.morganspointresorttx.com



CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – JANUARY 2023

INTRODUCTION & HIGHLIGHTS

Our personnel have a combined total of over 100 years of service to the City.

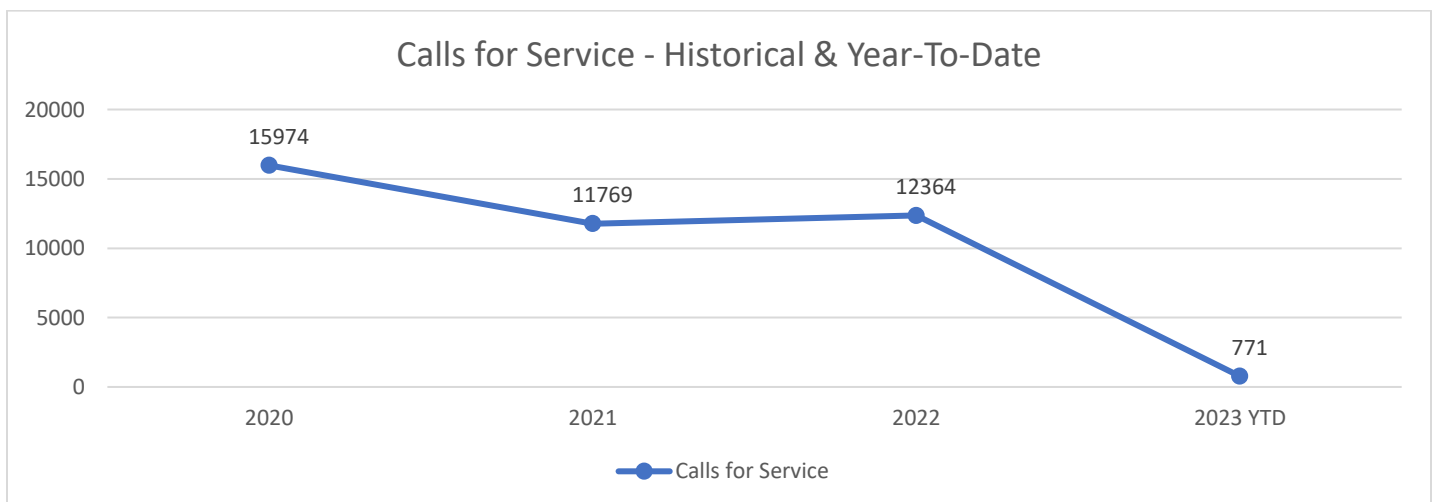
Calls for Service for our agency saw a moderate decrease from the previous month. We saw a decrease in the amount of citations issued and correlatively we saw an increase in the amount of warnings issued. We saw a dramatic increase in the number of reports we generated and the same in the amount of arrests that were made. Our average response times to Calls for Service increased slightly from the previous month and, unfortunately, has fallen below our expectations – a plan has been put in place to bring that within expectations.

Please continue to read through our report for more details.

DEPARTMENT STATISTICS

	Current Month	Previous Month	% Change
Calls for Service*	771	1,064	27.5376% decrease
Average Response Time (P3 and above events)	5.09 Minutes	4.73 Minutes	7.61099% increase
Traffic Stops	84	76	10.5263% increase
Citations	20	34	41.1765% decrease
Warnings	61	54	12.963% increase
Arrests	11	5	120% increase
Reserve Officer Hours	33.5	9	272.222% increase

Note: These statistics represent reported and self-initiated 'Calls for Service' and not verified offenses. Detailed statistics are attached at the end of this report.

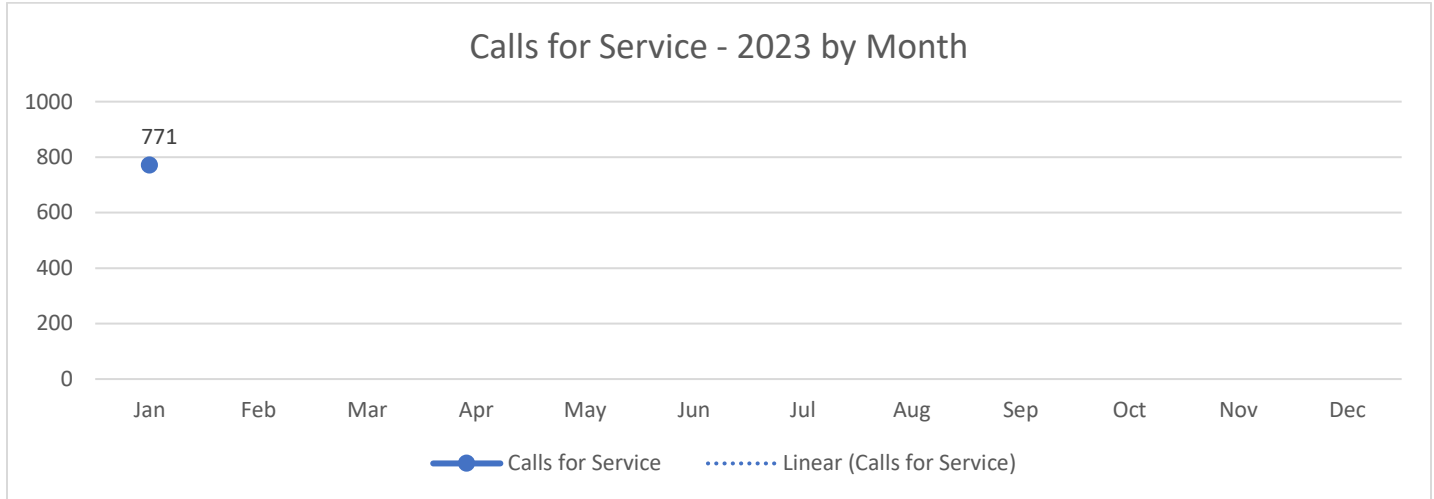


CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – JANUARY 2023



OFFENSES AND REPORTS

During the month, our department had the following incidents or offenses that were documented:

OFFENSE TYPE / TITLE	COUNT
ASSAULT PUBLIC SERVANT - AGG ASSAULT IBR 13A	1
ASSAULT PUBLIC SERVANT - SIMPLE ASSAULT IBR 13B	1
ASSIST ANOTHER AGENCY	2
BURGLARY OF HABITATION INTENT TO COMMIT OTHER FELONY	1
CRIMINAL MISCHIEF	1
CRIMINAL TRESPASS	1
CRIMINAL WARRANT ARREST FOR OTHER AGENCY	1
DEATH INVESTIGATION	1
DRIVING WHILE INTOXICATED WITH CHILD PASSENGER	1
DRIVING WHILE LICENSE SUSPENDED REVOKED CANCELED OR DENIED	2
EVADING ARREST WITH VEHICLE	2
FAMILY VIOLENCE	1
INFORMATION ONLY	5
POSSESSION CONTROLLED SUBSTANCE GROUP 2	2
POSSESSION MARIJUANA UNDER 2 OUNCES	2
RECKLESS DRIVING	1
THEFT MISDEMEANOR OTHER NOT SPECIFICALLY CLASSIFIED	2
UNLAWFUL CARRYING WEAPONS	2
TOTAL REPORTS:	29

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – JANUARY 2023

STAFF, EQUIPMENT, AND MAJOR PROJECTS

We were working to fill two (2) full-time positions for Patrolman. We conducted backgrounds and interviews for potential hires. We also have one applicant in the background process for a Reserve Officer position. Jordan Richards was slated to begin his training at the CTC Police Academy, but that start date was pushed back until February. Officer Nipper and K9 Nia are currently at Houston K9 Academy. The K9 Unit is currently being upfitted with equipment at Defender Supply in Argyle, Texas, and is expected to be completed soon.

Department Personnel Detail

Name	Rank	TCOLE Certification	Tenure with City	Total Time as Peace Officer
Matthew Schuetze	Chief of Police	Master	11 Years, 5 Months	16 Years, 4 Months
Todd Hodge	Sergeant	Advanced	8 Years, 2 Month	9 Years, 5 Months
Gus McMillen	Officer	Advanced	14 Years, 11 Months	14 Years, 11 Months
Joshua Boersma	Officer	Basic	3 Years, 6 Months	3 Years, 9 Months
Michael Nipper	Officer	Advanced	13 Years, 10 Months	17 Years, 7 Months
Matthew Thompson	Officer	Advanced	11 Years, 9 Months	11 Years, 9 Months
Kyle Newsom	Officer	Advanced	6 Years, 8 Months	6 Years, 8 Months
Ralph Orlando	Officer	Master	16 Years, 10 Months	25 Years, 3 Months
Raul Vidro	Corporal	Advanced	13 Years, 8 Months	13 Years, 10 Months

Total Service Time to City: 100 Years, 9 Months

Total Peace Officer Experience of Department: 119 Years, 6 Months

Department Vehicles Detail

Unit Number	Year	Mileage	Make / Model	Assigned To
1501	2019	42,724	Chevrolet Silverado 1500	Matthew Schuetze
1502 (K9)	2015	-	Ford Interceptor Utility	-
1503	2020	29,732	Ford Interceptor Utility	Todd Hodge

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

MATTHEW D. SCHUETZE, CHIEF OF POLICE



MONTHLY PROGRESS REPORT – JANUARY 2023

1504	2020	25,378	Ford Interceptor Utility	Gus McMillen
1505	2017	66,698	Ford Interceptor Utility	Joshua Boersma
1506	2015	157,692	Chevrolet Tahoe	Michael Nipper
1507	2020	31,335	Ford Interceptor Utility	Matthew Thompson
1508	2016	156,174	Ford Interceptor Utility	Kyle Newsom
1509	2019	59,134	Ford Interceptor Utility	-
1515	2014	114,164	Chevrolet Tahoe	-
1517	2014	103,795	Chevrolet Tahoe	-
1531	2005	138,526	Ford Expedition	Joint PD/FD Use
1532	2008	97,259	Ford F-150	Jay Montgomery

Respectfully submitted,

Matthew D. Schuetze

Matthew D. Schuetze, AAS-CJ
Chief of Police

Attachments: Agency Monthly Report from Bell County Communications (4 Pages)
Morgan's Point Resort Dive Team Status Report (2 Pages)
Morgan's Point Resort Dive Team Attendance Tracker (1 Page)

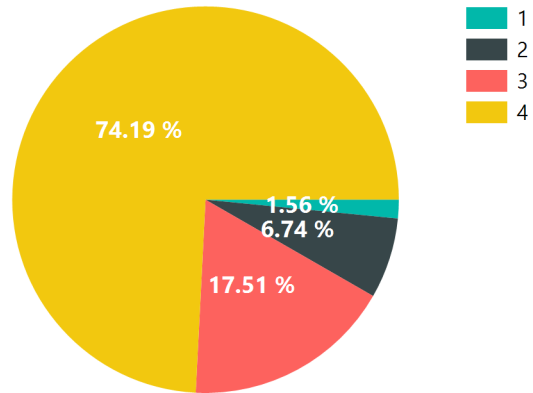
Monthly Report - MPPD

Previous Month



Event Priority	Event Count
1	12
2	52
3	135
4	572
Total	771

Event Priority



Event Priority	Response Time	Start To Add Time	Add To Disp Time	Disp To En Rte Time	En Rte To Arv Time	Arv To Close Time
1	191	35	51	14	351	2571
2	153	38	61	22	200	1620
3	337	57	186	64	366	917
4	1	1	0	1	221	412

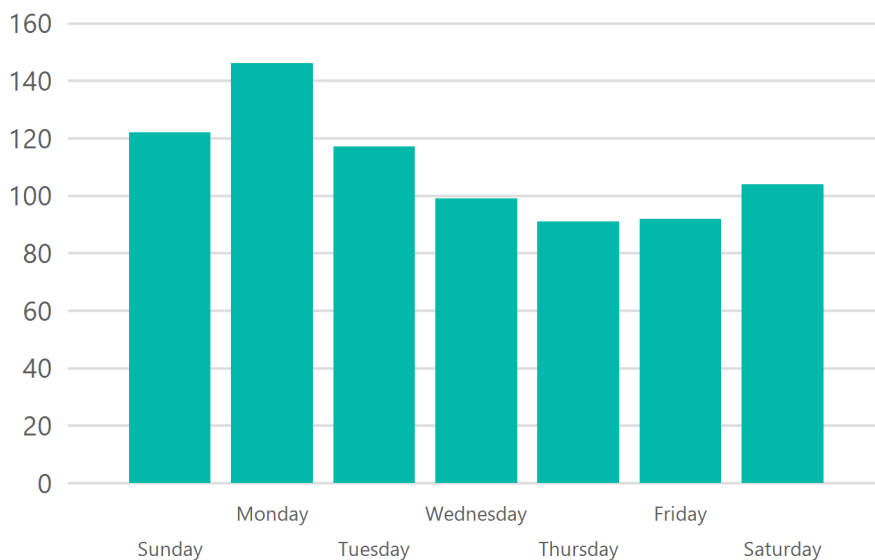
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Monthly Report - MPPD

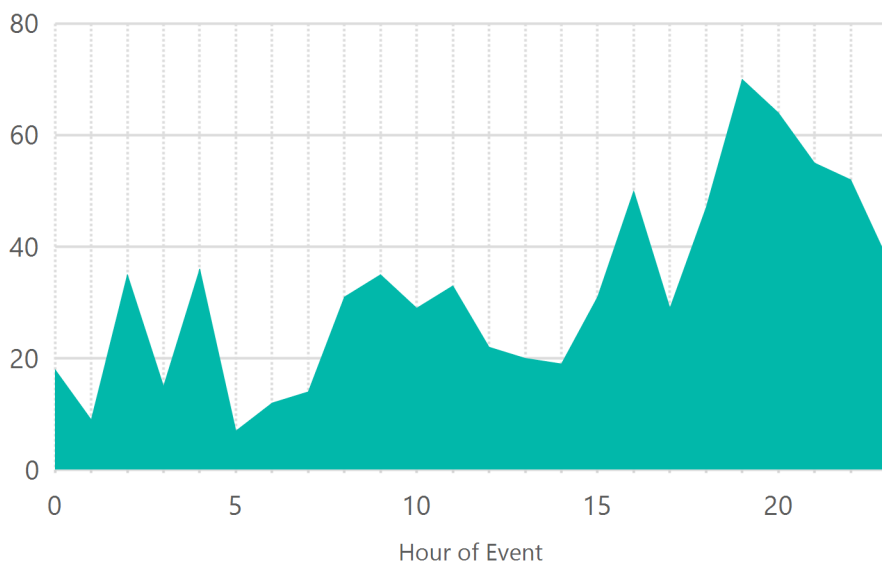
Previous Month



Event Counts by Day of Week



Event Counts by Hour of Day (24 hour)



Monthly Report - MPPD

Previous Month



Event Counts by Type

Event Type	Event Count
BUILDING CHECK	236
AREA CHECK	135
TRAFFIC STOP	84
HOUSE WATCH	65
CITIZEN CONTACT	45
MEET WITH COMPLAINANT	25
ANIMAL	24
911	16
SUSPICIOUS	15
ALARM	10
ASSAULT/SEXUAL ASSAULT	9
WELFARE CONCERN	9
FALLS	6
STROKE	6
TRAFFIC/TRANSPORTATION ACCIDENTS	6
ASSIST OTHER AGENCY	6
ESCORT	5
VIOLATION CITY/CNTY ORDNANCE	5
BREATHING PROBLEMS	5
ADMIN DUTIES	5
SICK PERSON	5
THEFT	4
RECKLESS DRIVER	3
STOLEN VEHICLE	3
STILL ALARM CAR DUMPSTER ETC	3
DISTURBANCE	2

Monthly Report - MPPD

Previous Month



CHEST PAIN (NON-TRAUMATIC)	2
HEART PROBLEMS /A.I.C.D.	2
REPOSSESSED VEHICLE/ARTICLE	2
HEMORRHAGE/LACERATIONS	2
STRUCTURE FIRE	2
FIGHT	2
TRAUMATIC INJURIES (SPECIFIC)	1
INVESTIGATION	1
ROBBERY	1
HARASSMENT-PHONE/WRITING	1
PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	1
PARKING VIOLATION	1
CRIMINAL MISCHIEF	1
DISABLED VEHICLE	1
PEDESTRIAN STOP	1
CONVULSIONS/SEIZURES	1
ENDANGERED	1
TERRORISTIC THREAT	1
ATTEMPT TO LOCATE	1
CRIMINAL TRESPASS	1
UNKNOWN STATUS (MAN DOWN)	1
SHOTS FIRED	1
DELIVER MESSAGE	1
UNCONSCIOUS/FAINTING (NEAR)	1
	4
Total	771



Morgan's Point Resort Dive Team Status Report

January 31st, 2023

Dive Team Overview

Chief Of Police	Matthew Schuetze
Dive Team Coordinator	Gus McMillen
Deputy Coordinator - Incident Coordinator	Leonard Holdridge
Deputy Coordinator - Incident Coordinator	Tony Maskunas
Assistant - Incident Coordinator	Gary Belbeck

Summary

Executive Briefing

- 10 Dive team personnel attended the 01/16/2023 Team Training /Meeting.
- Completed inspection and inventory & documentation for Dive Team tanks.
- Selected a series of dive tanks for hydrostatic testing.
- Dive Team members completed inspection of Dive Truck after recent deployments.

On 1/19/23 Morgan's Point Dive team received a request from Belton PD to assist in recovering a male homicide victim from the Lampasas River.

Gus McMillen requested three personnel to Wade out in the river to recover the victim and transported him back to the shoreline.

Dive team members Leonard Holdridge, Bill Ford and Ken Siegle suited up to wait it out knee deep in the river to recover the body on the south side of the river under the access road bridge the body was placed in a body bag then a Stokes basket he then was carried back across the river and up on the shoreline on the north side of the river than turned the body over to the Belton PD.

Key Activities

Activity	Date	Address	Status	Item c.
Dive Team Training- Classroom	September 15 th , 2022	Morgan's Point Police HQ.	Complete	
Dive Team Training- Dive	September 19 th , 2022	Sportsman Club Blvd.	Complete	
Dive Team Training- Dive	October 17 th , 2022	Morgan's Point Blvd.	Complete	
Dive Team Training- Classroom	November 14 th , 2022	Morgan's Point Police HQ.	Complete	
Dive Team Holiday Party	December 10 th , 2022	Morgan's Point Police HQ.	Complete	
Dive Team Training- Classroom	January 17 th , 2023	Morgan's Point Police HQ.	Complete	
Dive Team Training- Classroom	February 13 th , 2023	Morgan's Point Police HQ.	Planning	
Dive Team Training- Classroom	March 13 th , 2023	Morgan's Point Police HQ.	Planning	
Dive Team Training- Classroom	April 17 th , 2023	Morgan's Point Police HQ.	Planning	

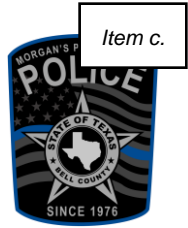


Morgans Point Resort Dive Team - Attendance Tracker 2022 - 2023

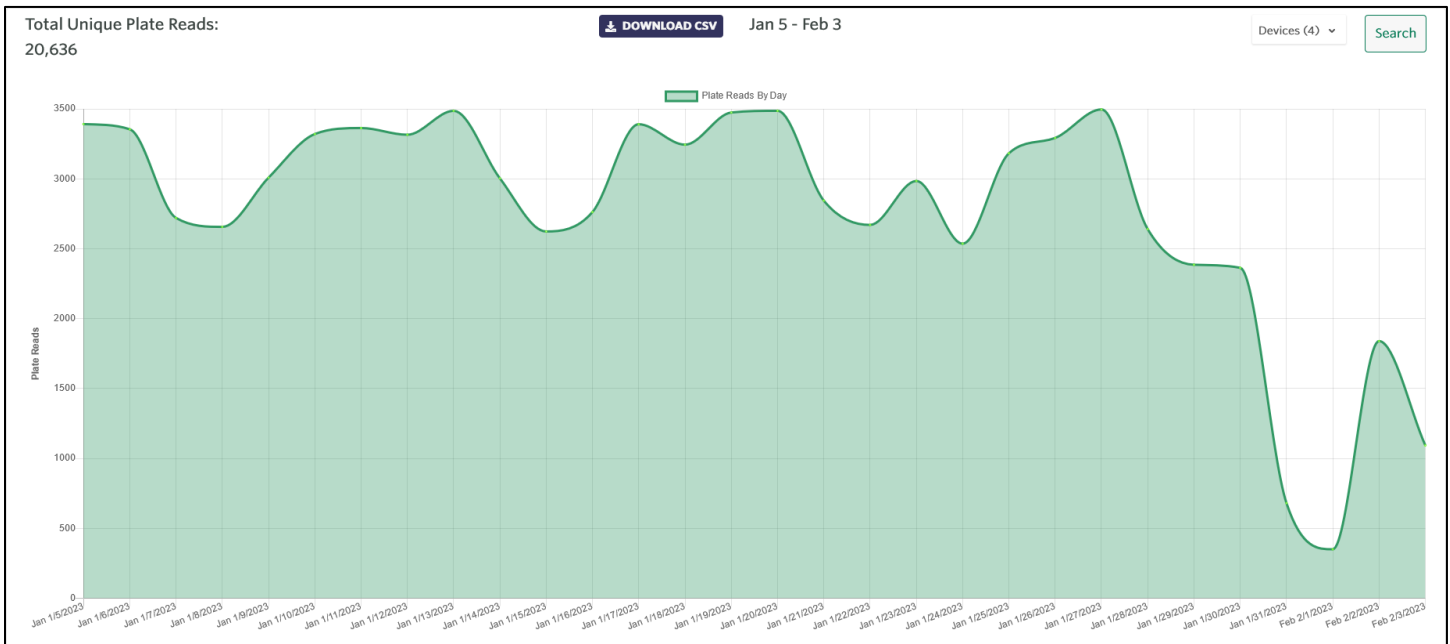
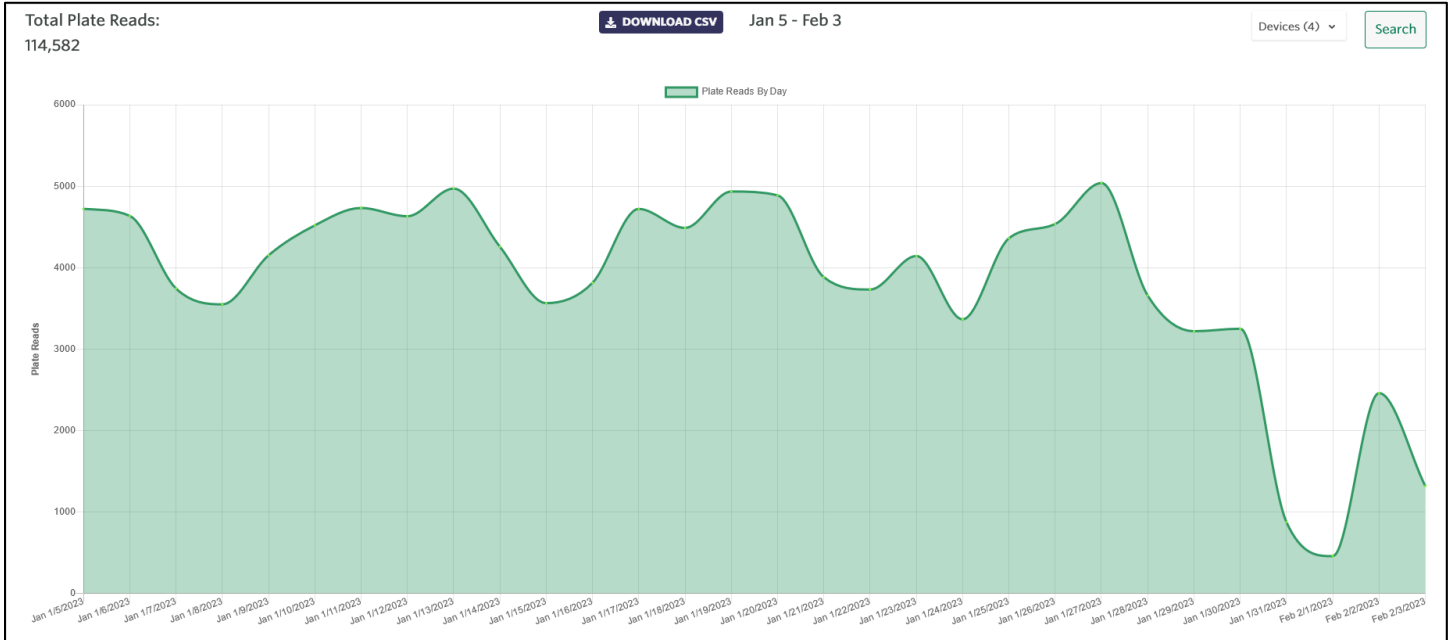
First Name	Last Name	Role	Status	8/15/22	09/19/22	10/04/22	09/19/24	10/17/222	10/29/22	11/14/223	11/27/22	11/29/22	12/10/22	01/16/23	Total Training Hours	Comments
				Training	Training	National Night Out	Court Time	Training	Halloween	Training	Dive Team Callout	Dive Team Callout 2	Holiday Party	Training	Summary	
Gary	Belbeck	Asstant Incident Coordinator	Active	3.00	2.00	0.00	0.00	2.00	0.00	3.00	2.00	0.00	3.00	3.00	18.00	
Addison	Buckner	Rescue Diver	Active	3.00	3.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00	
Michael	Clark	Rescue Diver	Active	3.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	3.00	6.00	
Jermy	Cruz	Rescue Diver	Active	3.00	3.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	9.00	
Louie	DeMarre	Rescue Diver	Active	3.00	3.00	3.00	0.00	3.00	3.00	0.00	6.00	0.00	0.00	3.00	21.00	
Bill	Ford	Rescue Diver / Instructor	Active	3.00	3.00	0.00	3.00	3.00	0.00	0.00	6.00	0.00	0.00	3.00	18.00	
Todd	Gardner	Rescue Diver	Active	3.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	0.00	0.00	0.00	9.00	
Hunter	Harrison	Rescue Diver	Active	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	
Leonard	Holdridge	Rescue Diver / Inident Commander	Active	3.00	3.00	3.00	3.00	3.00	0.00	3.00	8.00	6.00	3.00	0.00	26.00	
Tony	Maskunas	Rescue Diver / Inident Commander	Active	3.00	3.00	0.00	3.00	3.00	0.00	3.00	0.00	0.00	3.00	3.00	15.00	
Gus	McMillen	Dive Team Coordinator	Active	3.00	3.00	3.00	3.00	3.00	3.00	3.00	0.00	0.00	3.00	3.00	21.00	
Matthew	Neeley	Rescue Diver	Active	3.00	3.00	0.00	0.00	0.00	0.00	3.00	6.00	0.00	0.00	0.00	15.00	
Jose	Rios	Rescue Diver	Active	3.00	3.00	0.00	3.00	3.00	3.00	3.00	8.00	0.00	3.00	0.00	26.00	
Kenneth	Siegle	Rescue Diver	Active	0.00	3.00	0.00	0.00	3.00	0.00	3.00	0.00	0.00	3.00	3.00	9.00	
Aaron	Sandeers	Rescue Diver	Active	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	6.00	
Mark	Wilkerson	Rescue Diver	Active	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	
Robert	Primmer	Rescue Diver	Active	3.00	3.00	3.00	0.00	3.00	3.00	3.00	6.00	0.00	0.00	0.00	24.00	
Glen	Stonebrook	Rescue Diver	Active	3.00	3.00	0.00	3.00	0.00	3.00	0.00	0.00	0.00	0.00	3.00	12.00	
Victor	Hall	Rescue Diver	Active	0.00	3.00	0.00	0.00	0.00	3.00	3.00	0.00	0.00	0.00	0.00	9.00	
Ian	Combs	Rescue Diver	Active	3.00	3.00	0.00	0.00	3.00	0.00	0.00	6.00	6.00	0.00	0.00	15.00	
Tyler	McEowen	Rescue Diver	Active	0.00	0.00	0.00	0.00	0.00	3.00	3.00	0.00	0.00	0.00	3.00	6.00	
Iyod	Ioosp	Probanary Diver	Active	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	3.00	

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

FLOCK LPR CAMERA REPORT – JANUARY 2023



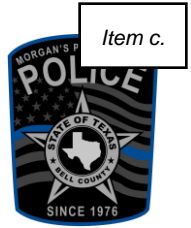
STATISTICAL DATA & GRAPHS



NOTE: Unique plate reads identify the overall number of individual vehicles that pass your network of cameras within a 30 day time frame. A single unique plate read is defined as any plate that passes by any camera in a network on a given day. If plate ABC1234 drives by Camera 1 and Camera 3, it will show up as a unique plate read for each camera when filtered down, but only show up once in the total.

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

FLOCK LPR CAMERA REPORT – JANUARY 2023



HOTLIST HITS AND OUTCOMES - HISTORICAL:

February 10, 2022 – Stolen Vehicle Hit – Apprehended. White Ford F150 reported stolen out of Oregon. Vehicle located unoccupied. Contact made with suspect. After investigation, found the license plate was entered incorrectly by the reporting agency.

February 18, 2022 – Stolen Vehicle Hit – Apprehended. Gold Lexus 300 reported stolen out of Austin. Located the vehicle unoccupied at a residence. Unable to locate any suspects. Vehicle was recovered and Austin PD was notified.

February 23, 2022 – Felony Warrant – Apprehended. Used flock system to manually enter a license plate to locate subject with Felony warrant. Subject located the following day when entered the City and the subject was taken into custody.

February 27, 2022 – Stolen Vehicle Hit – Apprehended. Black Nissan Altima reported stolen by owner after she lent it to someone and they failed to return it. Owner got the vehicle back but failed to report to Law Enforcement that the vehicle had been returned. Information was passed on to reporting agency.

March 4, 2022 – Stolen Vehicle Hit – Apprehended. 2011 Range Rover stolen out of Austin. Located unoccupied. We located a possible suspect and interviewed him. Collected physical evidence from the vehicle but unable to link suspect. Vehicle towed and Austin PD notified.

March 19, 2022 – Felony Warrant – Apprehended. Alerted to a 2018 Toyota Tundra owned by a subject with a felony warrant out of Arlington PD. Vehicle was located unoccupied at Backyard BBQ. Officers waited for the driver to return. Vehicle stopped and warrants were confirmed. Subject was taken into custody.

April 28, 2022 – Assault Suspect – Apprehended. Officers notified by Falls County about an assault suspect possibly coming back to his residence in the City. Falls County wanted assistance in apprehending the suspect. The suspect vehicle was entered into the Flock system manually. The Flock system alerted officers when the vehicle came into the City, vehicle was stopped, suspect taken into custody.

May 9, 2022 – Stolen Plate Hit – Apprehended. The front license plate on this vehicle was stolen while in Memphis, Tennessee. The plate was entered as stolen by Memphis PD. The owner never went to the DMV to get new plates. The owner was educated and the issue was corrected.

July 10, 2022 – Stolen Vehicle Hit – NOT Apprehended. White Ford F150 reported stolen out of McLennan County. Officers were unable to locate the vehicle.

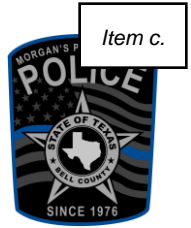
July 18, 2022 – Stolen Vehicle Hit – Apprehended. Truck and trailer was stopped. A company in Temple had a cargo trailer stolen from them. After investigating further, officers found Temple PD entered the wrong license plate into the system. Contact was made with Temple PD and the issue was corrected.

August 16, 2022 – Stolen Vehicle Hit – Apprehended. Black Chevrolet Silverado reported stolen. Vehicle stopped and found not to be stolen. The hit had the same license plate number but a different vehicle description.

August 17, 2022 – Stolen Vehicle Hit – Camera misread license plate. Alerted to a stolen vehicle coming into the City on FM 2483. Located the vehicle traveling on Morgan's Point Road and stopped vehicle. Found the Flock camera mis-read the license plate. Reported to Flock and we updated our practices to verify.

CITY OF MORGAN'S POINT RESORT – POLICE DEPARTMENT

FLOCK LPR CAMERA REPORT – JANUARY 2023



August 24, 2022 – Used Flock to locate suspect in harboring a runaway. We also used Flock to track how many times this suspect continued to harbor this runaway after each time they were returned home. We eventually we able to curb the running away.

September 18, 2022 – Stolen Plate Hit – Apprehended. Mercury Mariner displaying a stolen license plate. Vehicle located and contact made with subject. Found that the plate was stolen off a vehicle in Dardanelle, Arkansas. Someone took the plate from this vehicle and put the stolen plate on it. Original plate taken and mailed back to Arkansas and the new missing plate was added to the case.

November 13, 2022 – Stolen Plate Hit – Apprehended. 2017 Ford F250 bearing a stolen license plate. Located the vehicle unoccupied at a residence and made contact with the residents. The owner had his vehicle stolen in Denver, Colorado. They recovered the vehicle and returned it the day prior to the owner. During the recovery, they noticed the front license plate was missing. The owner was educated about getting new license plates.

January 30, 2023 – Stolen License Plate Hit – Not Apprehended. Received a stolen license plate hit. Single officer on duty and was unable to locate the vehicle after the hit.



MORGAN'S POINT RESORT

Utilities Department

Our Home, Our People, Our Service.

January 2023

Water

- We repaired water line breaks on Lakeforest, Billy the Kid, Dandelion, and three on South Winecup.
- We installed a new fire hydrant and isolation valves on Blue Bonnet Drive.
- We installed new water service on Sam Bass.
- We made water line repairs at the Marina.
- We completed 4-occupant change, 3-disconnect, 5-connect, 3-meter information, 7-meter change, and 3-miscellaneous service orders.
- We completed meter reads, 63 re-reads, and 25 lock offs for non-payment.
- We flushed all dead-end mains.
- We sampled chlorine daily, free ammonia and monochloramines weekly and after any adjustment, submitted six coliform samples and six nitrite / nitrate samples for the month. All with good results.

Wastewater

- We clean, service, monitor, and adjusted our treatment system according to schedule.
- We replaced one of our recirculation pumps.
- We treated a daily average of 6,825 gallons.
- Our weekly average sample results were biochemical oxygen demand <2.0 mg/L, total suspended solids <2.0 mg/L, and our lowest dissolved oxygen level was 8.1 mg/L for the month.
- We completed and submitted our monthly Discharge Monitoring Reports as required by the E.P.A. and the T.C.E.Q.

Swimming Pool

- We maintained the pump and filter system and chemical feed system.

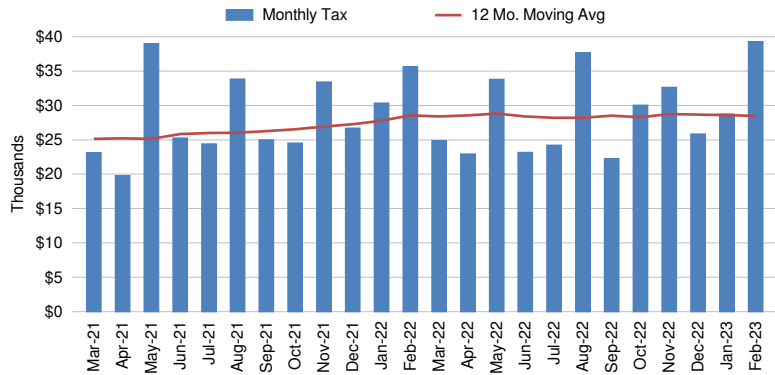
SALES TAX SNAPSHOT
Morgans Point Resort

Feb-23

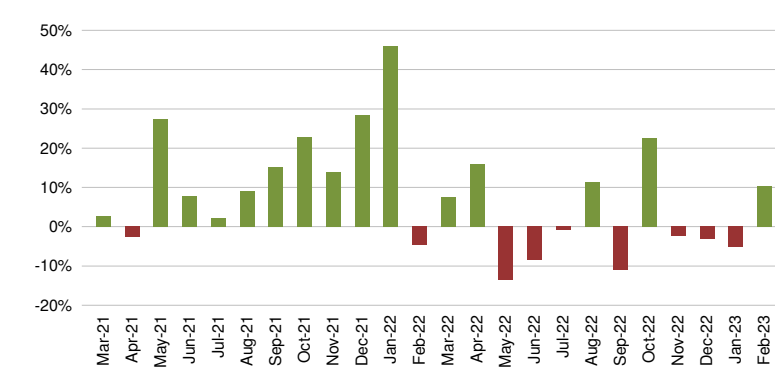
Sales Tax Net Payments

FY Mo.	FY2022	FY2023	YoY % Change
Oct	\$ 24,509	\$ 30,033	22.5%
Nov	\$ 33,411	\$ 32,611	-2.4%
Dec	\$ 26,677	\$ 25,838	-3.1%
Jan	\$ 30,337	\$ 28,754	-5.2%
Feb	\$ 35,597	\$ 39,255	10.3%
Mar	\$ 24,887		
Apr	\$ 22,920		
May	\$ 33,774		
Jun	\$ 23,172		
Jul	\$ 24,200		
Aug	\$ 37,690		
Sep	\$ 22,272		
FYTD	\$ 150,530	\$ 156,492	4.0%
FY Total	\$ 339,445		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



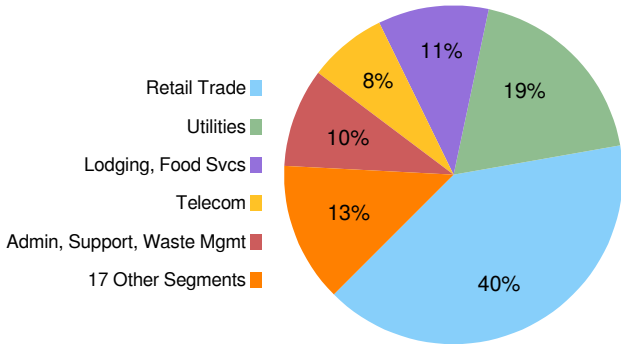
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	AMAZON.COM SERVICES INC (MARKETPLACE)		
2	AMAZON.COM SERVICES LLC		
3	DOLGENCORP OF TEXAS INC.		
4	THAT BRISKET LIFE LLC.		
5	TXU ENERGY RETAIL COMPANY LLC		
6	SOL DE JALISCO INC		
7	TATUM GROUP LLC		
8	KEENE ROOFING INC.		
9	NRG TEXAS POWER LLC		
10	JOEL MARK CASEBOLT		
Top 10 Companies		\$ 61,911	38.7%
2044 Other Large Companies		\$ 55,314	34.6%
Small Companies/Other		\$ 41,048	25.6%
Single Local Tax Rate (SLT)		\$ 1,770	1.1%
Total		\$ 160,043	100.0%

Industry Segment Collections Trend - YoY % Chg

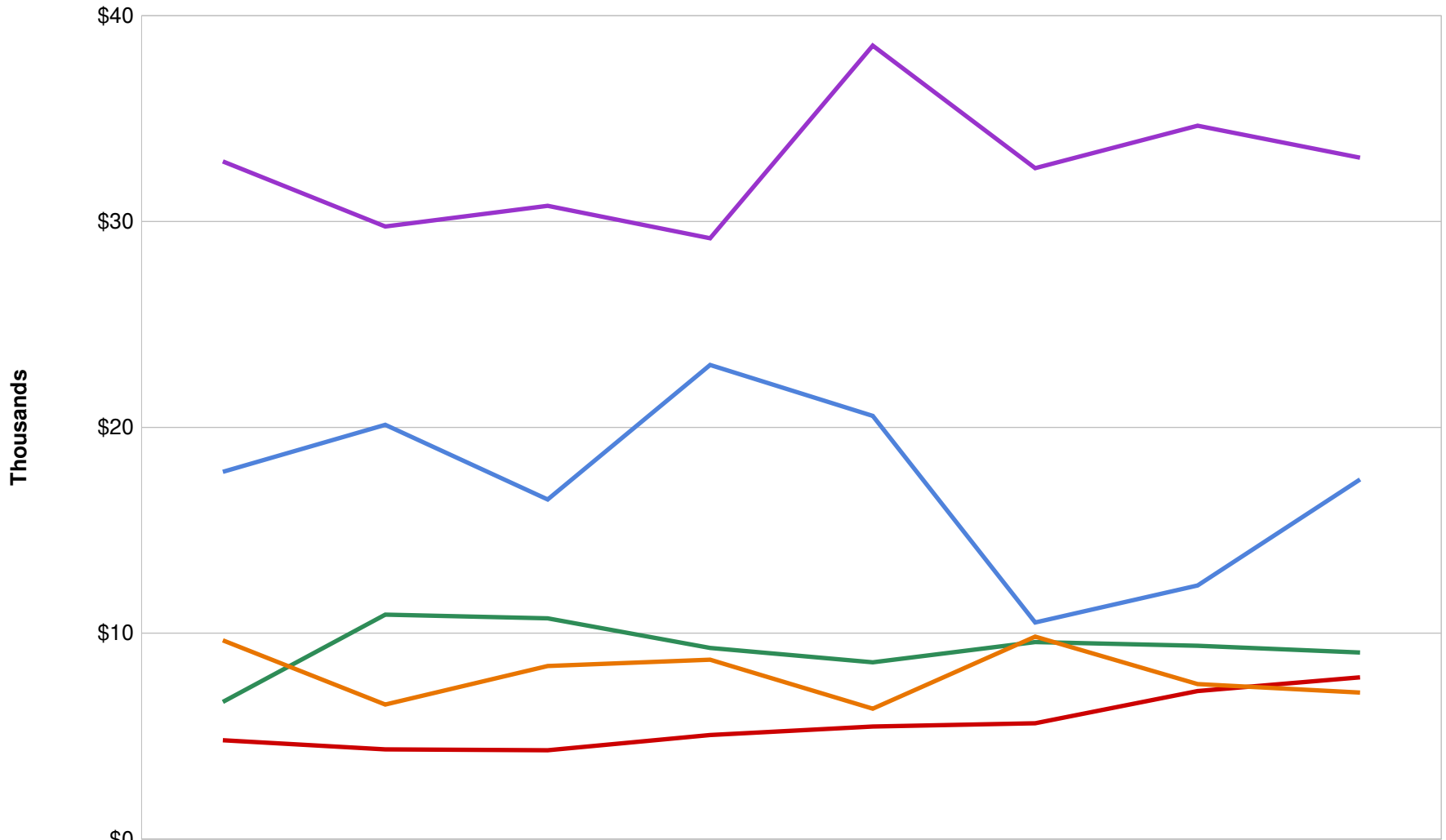
SEGMENT	Sep	Oct	Nov	Dec	Jan	Feb
Retail Trade	17.6%	19.7%	10.9%	10.2%	9.7%	-100.0%
Utilities	-32.5%	-30.0%	-4.6%	-54.3%	-71.4%	-100.0%
Lodging, Food Svcs	-4.6%	-2.3%	-5.0%	0.0%	-14.7%	-100.0%
Admin, Support, Waste Mgmt	-88.7%	32.3%	-44.6%	-37.1%	-4.9%	-100.0%
Telecom	3.4%	101.8%	27.6%	38.6%	87.8%	-100.0%
All Others	-23.5%	159.5%	1.2%	38.3%	-5.9%	-100.0%
Total Collections	-11.5%	23.2%	-2.8%	-3.2%	-5.3%	10.5%

Sales Tax Collections by Industry Segment



Morgans Point Resort
INDUSTRY SEGMENT SALES TAX TREND

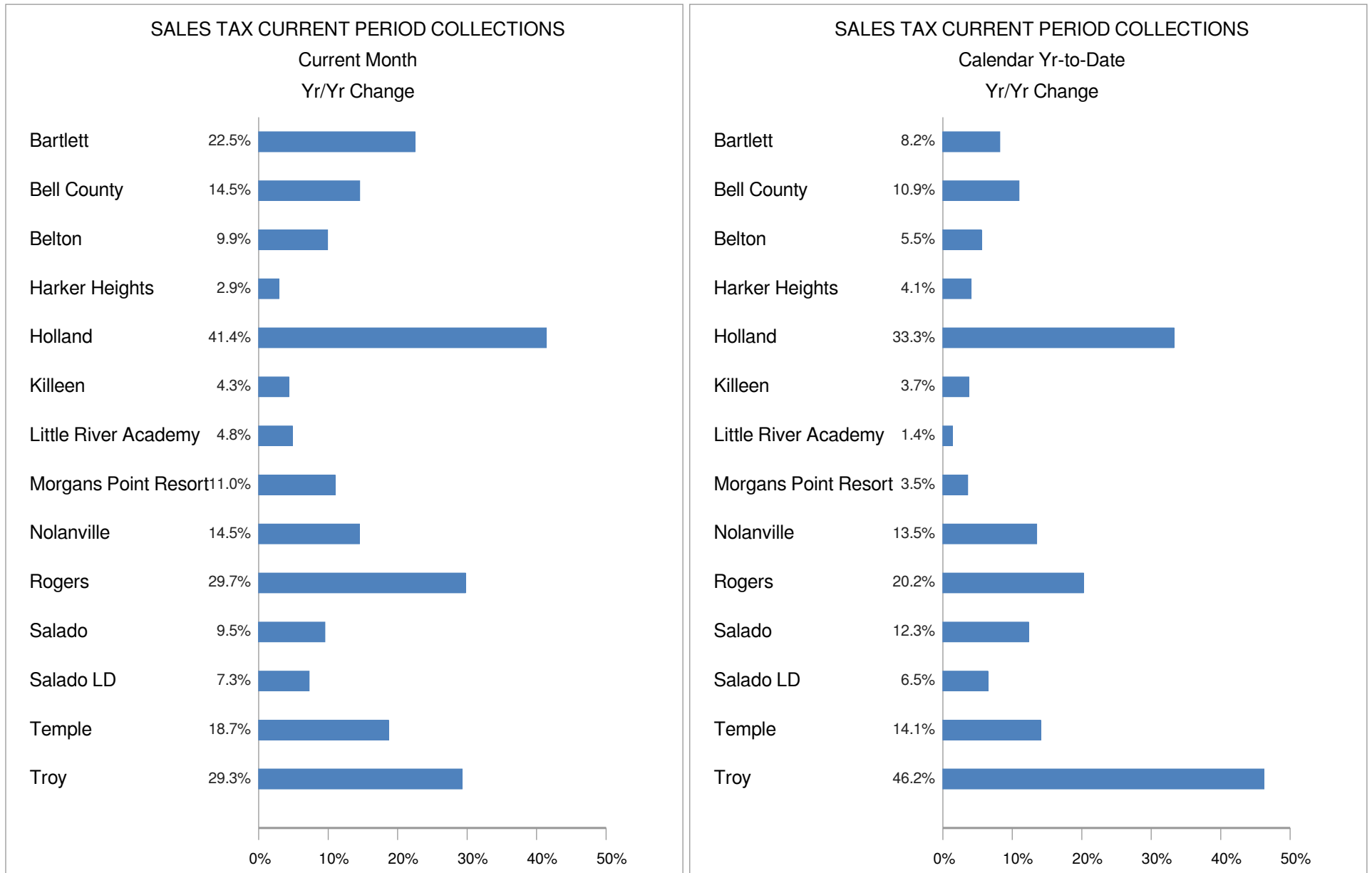
Item e.



	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4
Retail Trade	32,921	29,760	30,766	29,187	38,554	32,598	34,664	33,106
Utilities	17,844	20,129	16,499	23,036	20,559	10,527	12,321	17,468
Lodging, Food Svcs	6,659	10,900	10,722	9,289	8,589	9,569	9,389	9,066
Telecom	4,801	4,356	4,315	5,056	5,464	5,627	7,190	7,854
Admin, Support, Waste Mgmt	9,658	6,535	8,408	8,715	6,334	9,841	7,526	7,120

Data Source:
 Texas Comptroller of Public Accounts

SALES TAX TREND BELL COUNTY Feb-23



Item e.

	2020-2021 ACTUAL	2021-2022 ACTUAL	(----- 2022-2023 -----) CURRENT BUDGET	(----- 2022-2023 -----) YEAR-TO-DATE ACTUAL	(----- 2022-2023 -----) PROJECTED YEAR END	(----- 2023-2024 -----) REQUESTED BUDGET	(----- 2023-2024 -----) APPROVED BUDGET
02 -GENERAL							
TOTAL REVENUES	3,359,612	3,087,988	3,136,467	2,408,803	0	3,028,875	3,136,467
TOTAL EXPENSES	<u>2,461,349</u>	<u>2,935,529</u>	<u>3,294,302</u>	<u>1,010,493</u>	<u>0</u>	<u>3,060,703</u>	<u>3,294,302</u>
REVENUE OVER/(UNDER) EXPENSES	898,263	152,459	(157,835)	1,398,310	0	(31,828)	(157,835)
09 -INTEREST & SINKING							
TOTAL REVENUES	15	141	330,777	273,783	0	0	330,777
TOTAL EXPENSES	<u>0</u>	<u>0</u>	<u>330,527</u>	<u>266,387</u>	<u>0</u>	<u>0</u>	<u>330,527</u>
REVENUE OVER/(UNDER) EXPENSES	15	141	250	7,395	0	0	250
11 -WATER							
TOTAL REVENUES	2,163,900	2,382,056	2,245,500	752,328	0	2,065,000	2,245,500
TOTAL EXPENSES	<u>1,823,527</u>	<u>2,018,704</u>	<u>2,140,694</u>	<u>546,504</u>	<u>0</u>	<u>2,029,656</u>	<u>2,140,694</u>
REVENUE OVER/(UNDER) EXPENSES	340,373	363,351	104,806	205,824	0	35,344	104,806
13 -WASTEWATER							
TOTAL REVENUES	75,735	76,538	75,000	25,324	0	75,000	75,000
TOTAL EXPENSES	<u>45,849</u>	<u>31,791</u>	<u>75,000</u>	<u>32,460</u>	<u>0</u>	<u>75,000</u>	<u>75,000</u>
REVENUE OVER/(UNDER) EXPENSES	29,887	44,747	0	(7,136)	0	0	0
15 -MARINA							
TOTAL REVENUES	366,565	333,633	315,000	94,072	0	312,300	315,000
TOTAL EXPENSES	<u>232,552</u>	<u>198,093</u>	<u>260,110</u>	<u>39,101</u>	<u>0</u>	<u>308,407</u>	<u>260,110</u>
REVENUE OVER/(UNDER) EXPENSES	134,013	135,540	54,890	54,970	0	3,893	54,890
17 -HOTEL OCCUPANCY TAX							
TOTAL REVENUES	2,667	7,095	10,000	2,486	0	0	10,000
TOTAL EXPENSES	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,000</u>
REVENUE OVER/(UNDER) EXPENSES	2,667	7,095	0	2,486	0	0	0
18 -FEDERAL GRANT FUNDING							
TOTAL REVENUES	206,888	582,733	0	0	0	0	0
TOTAL EXPENSES	<u>115,185</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
REVENUE OVER/(UNDER) EXPENSES	91,703	582,733	0	0	0	0	0
20 -CONSTRUCTION IN PROGRESS							
TOTAL EXPENSES	<u>62,318</u>	<u>211,252</u>	<u>0</u>	<u>76,861</u>	<u>0</u>	<u>0</u>	<u>0</u>
REVENUE OVER/(UNDER) EXPENSES	(62,318)	(211,252)	0	(76,861)	0	0	0
GRAND TOTAL REVENUES							
GRAND TOTAL REVENUES	6,175,382	6,470,184	6,112,744	3,556,796	0	5,481,175	6,112,744
GRAND TOTAL EXPENSES	<u>4,740,780</u>	<u>5,395,370</u>	<u>6,110,632</u>	<u>1,971,808</u>	<u>0</u>	<u>5,473,765</u>	<u>6,110,632</u>
REVENUE OVER/(UNDER) EXPENSES	1,434,602	1,074,814	2,112	1,584,988	0	7,410	2,112

Bank and Investment Account Balances – City of Morgan’s Point Resort January 2023

ACCOUNTS	BEGINNING BAL	ENDING BAL	INTEREST RATE	INTEREST EARNED THIS MONTH
Operating Account	\$549,772.18	\$424,875.57	4.41%	\$1,485.84
Sweep Account	\$8,554,366.19	\$8,470,034.02	4.43%	\$32,959.36
Open Edge (over counter)	\$951.84	\$2,073.28	0.30%	\$2.85
Open Edge (online)	\$3,006.58	\$3,535.01	0.30%	\$7.35
Sum of Cash Accounts	\$8,880,329.31	\$8,900,517.88		\$34,455.40
Tex Pool Prime	\$190,421.95	\$191,152.93	4.55%	\$730.98
Sum of Available Cash and Investments	\$9,070,060.84	\$9,091,670.81		\$35,186.38
Tex Pool Interest & Sinking - Restricted	\$20,334.54	\$20,407.85	4.30%	\$73.31

The open edge accounts have funds transferred to the operating account around the last day of the month.
No transfer of funds between the operating and sweep account will occur unless needed to maintain a minimum balance.

As always, please call me or come by to visit if you have any questions about anything related to the City’s finances.
Y:\-Old Finance\Cary\Cash\2022 Cash Balances - Provided to Council.xlsx

Cash Balances Year over Year – City of Morgan’s Point Resort January 2022

Sum of Available Cash and Investments as of January 31, 2022	\$9,091,670.81
*Remaining Restricted Fund Balance per 9/30/2018 Audit	\$0.00
Less: 2021 Certificate of Obligation	(\$2,075,000.00)
Less: ARPA Funds received in 2021 & 2022	(\$1,163,171.59)
Less: Estimated Cash Needed to cover Ground Water Storage Tank	(\$615,000.00)
**Less: Restricted Use Funds (i.e. court revenue, child safety fee, road maint. sales tax)	(<u>\$177,187.00</u>)
Unrestricted Cash on Hand as of January 31, 2022	<u>\$5,061,312.22</u>
Less: YTD Revenues over Expenditures for FYE 2023	(\$1,584,988.00)
Projected Unrestricted Cash on Hand as of September 30, 2023	<u><u>\$3,476,324.22</u></u>
Cash Balance per 9/30/2018 Audit	\$2,246,903.00
Revenues over Expenditures for FYE 2019	\$250,319.00
Revenues over Expenditures for FYE 2020	\$599,840.00
Revenues over Expenditures for FYE 2021	\$1,434,602.00
Revenues over Expenditures for FYE 2022	\$1,074,814.00
YTD Revenues over Expenditures for FYE 2023	\$1,584,988.00
Less: ARPA Funds received in 2021 & 2022	(\$1,163,171.59)
Less: Estimated Cash Needed to cover Ground Water Storage Tank	(\$615,000.00)
Less: Restricted Use Funds (i.e. court revenue, child safety fee, road maint. sales tax)	(\$177,187.00)
Less: 2023 February Enterprise Fund Revenue recorded on 1/30/22	(\$181,435.61)
Unaudited Cash Balance as of January 31, 2022	<u>\$5,054,671.80</u>
Less: Unrestricted Cash on Hand as of January 31, 2022	(\$5,061,312.22)
Difference	<u><u>(\$6,640.42)</u></u>

GST @ EST #2 Contract Price	Funding Stream
	3,678,319.00
	(\$1,900,000.00)
	C.O. Less approx amounts spent on engineering
	(\$1,163,171.59)
	ARPA Funding
	<u>615,147.41</u>
	Amount needed from Unrestricted Cash

*Restricted Fund Balance per 9/30/2018 Audit was \$60,000 for debt payments that were spent in FYE 9/30/2019.
 **Court revenue, child safety fee, road maint. sales tax are restricted revenues for the city and have to be spent on restricted items



CITY OF MORGAN'S POINT RESORT

Grant Development

January 2023

The following updates occurred in our Grant Process for the month of January.

Hazard Mitigation Grant - \$533,712.37

FEMA has progressed our application for Emergency Generators up to step 12. (MPR is a sub-applicant through Bell County. They submitted a grant as well and are also at step 12 in the process). There are 22 steps and award letters are built at step 18.

Safe Routes to School

The Pre-Application Material was submitted to TxDot on January 26th. We submitted a detailed attachment with photos and maps, providing as much introductory information as possible. Dalton and Cary had a meeting with Belton ISD, and they will offer an endorsement of the project.

Mobile Data Terminals – Police \$27,177.22

The tablets for this awarded grant were purchased. The project is 2-3 months away from being operational which is when funding would be received.

Portable Radio – Police \$30,367.00

A grant for Portable Radios was submitted. If awarded, this grant would be zero match by the city.