

RESOLUTION NO. 25-034

A RESOLUTION OF THE CITY COUNCIL OF MORGANS POINT RESORT, BELL COUNTY, TEXAS, AUTHORIZING AND APPROVING CHANGING THE NOVEMBER 11, 2025 NORMAL CITY COUNCIL MEETING AND WORKSHOP DATES TO NOVEMBER 12, 2025, DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BYLAW AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE.-.

WHEREAS, the City Council desires to chang the November 11, 2025 normal City Council Meeting and Workshop dates to November 12, 2025; and,

WHEREAS, the City Council finds that the enactment of this Resolution, is a legitimate exercise of municipal authority and in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGANS POINT RESORT, BELL COUNTY, TEXAS, THAT:

Section 1. Action Authorized: The November 11, 2025 normal City Council meeting and workshop dates are changed to November 12, 2025.

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

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

Section 4. Effective Date: This Resolution shall become effective immediately upon its adoption.

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

THE CITY OF MORGANS POINT, TEXAS

JAMES SNYDER, Mayor

ATTEST;

Nayda Santana, Interim City Secretary

CITY COUNCIL MEMORANDUM

AGENDA ITEM

RS-25-033 A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, TO ISSUE A RELEASE OF ANY OBJECTION OR CLAIM TO THE NAME PLACE DESIGNATION OF "MORGAN'S POINT" IN FAVOR OF THE CITY OF MORGAN'S POINT, TEXAS, SUBJECT TO CONDITIONS.

ORIGINATING DEPARTMENT

City Manager's Office

BACKGROUND INFORMATION

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

DISCUSSION/CONCLUSION

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

FISCAL IMPACT

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

RECOMMENDATION

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

Nayda Santana, Interim City Secretary
City of Morgan's Point Resort

James Sydner, Mayor
City of Morgan's Point Resort



City of Morgan's Point Resort

Minutes

City Council Special Session

Monday, August 25, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

1. Call to Order

Meeting was called to order by Mayor James Snyder at 6:00PM

PRESENT:

James Snyder

Roxanne Stryker

Bruce Leonhardt

Dorothy Allyn – *Remotely*

Samuel Pallin

Stephen Bishop

STAFF:

Mary Tolman, Assistant City Manager (sitting in for City Manager)

ABSENT:

None

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) JoJo Guzman 22 Willow Run Drive

Resident addressed the Mayor, City Council, and staff regarding the structure and responsibilities of city government. The resident noted that Morgan's Point Resort is a Type A General Law City operating under the council-manager form of government and must adhere to the powers granted by state law. The

resident emphasized the importance of accountability, communication, transparency, and community engagement. Concerns were expressed that recent communication practices may discourage public participation and that improved responsiveness and professionalism from City Hall staff are needed. The resident commended volunteer Jimanne for her dedication and service and recognized BJ and his crew for addressing brush pickup concerns. The resident concluded by encouraging a renewed focus on competence, transparency, honesty, and integrity in city operations.

b) Linda Bridges 197 Lake Forrest

Resident provided detailed comments regarding city communication and outreach initiatives. She commended the Mayor, City Council, and City staff for recent efforts to enhance transparency and engagement, including “bubbles” and the “Coffee with the Mayor” event on August 15, and outreach events led by the City Manager on topics such as drainage. Resident noted that these opportunities allow residents to ask thoughtful questions, receive clear and informative responses, and develop a better understanding of city operations and decision-making processes. Resident encouraged continued and expanded outreach efforts that incorporate visuals, updates on past projects, expert input, and interactive dialogue to further engage residents across all neighborhoods.

Resident emphasized the ongoing need for city communication to be more accessible, consistent, and resident-focused. Resident recommended a comprehensive overhaul of the city website to improve navigation and usability, the establishment of a public discussion board where questions and responses are visible to all residents, and more consistent messaging on official social media channels to address and reduce the spread of misinformation on unofficial platforms. Resident acknowledged and expressed appreciation for the efforts of MPR volunteer Jimanne Durkee, whose contributions have supported the city’s communication initiatives. She concluded by stressing that clear, inclusive, and proactive communication fosters resident trust, which is essential for strong community engagement and effective governance.

3. Agenda

- a. **RS-25-025** Receive the FY 2026 proposed annual budget

RS-25-026 Discuss and consider a memorandum/resolution setting the preliminary tax rate for the FY 2026 annual budget and setting the date to hold a public hearing

Motion made to consider a memorandum/resolution setting the preliminary tax rate for the FY 2026 annual budget and setting the date to hold a public hearing for September 04, 2025 at 7:00 at Garrett Event Center

Motion made by Bishop: Seconded by Stryker

Aye: Allyn, Leonhardt, Pallin

5-0

Passed

4. Adjourn

The meeting was adjourned by Mayor James Snyder at 7:15PM

I certify that a copy of the 8-25-2025 agenda of items to be considered by the Morgan’s Point Resort was posted and could be seen on the City Hall bulletin board on the 8-22-2025 at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. The meeting facility is wheelchair accessible

and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Nayda Santana, Interim City Secretary
City of Morgan's Point Resort

James Snyder: Mayor
City of Morgan's Point Resort

DRAFT



City of Morgan's Point Resort

Minutes

City Council Special Session

Thursday, September 04, 2025

7:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

1. Call to Order

The meeting was called to order by Mayor Pro-Tem Roxanne Stryker at 7:00 PM

PRESENT:

Roxanne Stryker

Bruce Leonhardt

Dorothy Allyn

Samuel Pallin

Stephen Bishop

ABSENT:

Mayor James Snyder

2. Announcement and Citizen Comments

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a. **Donna Hartman 112 Great West Loop**

The resident expressed concern about tying brush-clearing fees to water bills, noting it could disproportionately affect owners of smaller homes. Undeveloped lot owners, who may not receive a water bill and won't be charged the fee, still benefit from city-wide Brush removal. Resident suggested considering a slight increase in the tax rate instead of implementing the proposed \$60 annual fee. Using the city's average home value of \$280,000, this approach could reduce costs for most residents (e.g., \$40 per year), with the break-even point occurring around a \$425,000 home. The resident emphasized that a tax-based approach would be more equitable, transparent, and easier to administer while still supporting brush-clearing initiatives.

b. James Mason – Waters Edge

Waters Edge condo owner, expressed concern about the proposed \$5 water bill assessment for brush clearing. He noted that, as a resident of a 48-unit condo, the assessment would multiply significantly—potentially costing \$240 a month while larger single-property owners would only pay \$5. He suggested reconsidering the calculation method, emphasizing fairness and proportionality within the community, and stated he is not opposed to an assessment if applied more equitably.

3. Agenda

RS-25-027 Discuss and consider a memorandum/resolution setting the preliminary tax rate for the FY 2026 annual budget and

Motion made to set the preliminary tax rate at the de minus rate at \$0.6398

Motion made by: Allyn Seconded Leonhardt

Record Vote:

Allyn: Aye
Bishop: Aye
Leonhardt: Aye
Pallin: Aye
Stryker: Nay

Passed

(Video 26:15)

b. Set the date to hold a public hearing

Motion made to set the date to hold a public hearing on Monday September 15 2025 at 6:00 PM at Mic and Garrett Event Center

Motion made by: Allyn Seconded Pallin

Voting Aye: Leonhardt, Bishop, Stryker

Passed

(Video 27:38)

4. Adjourn

Meeting adjourned at 7:30 PM

I certify that a copy of the 9-04-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 8-27-2025 at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Nayda Santana, Interim City Secretary

James Snyder: Mayor

DRAFT



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday September 09, 2025

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

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

1. Call to Order

The meeting was called to order by Mayor James Snyder: 6:07PM

PRESENT:

James Snyder
Roxanne Stryker
Bruce Leonhardt
Dorothy Allyn
Samuel Pallin

STAFF:

Dennis Baldwin, City Manager

ABSENT:

Stephen Bishop

2. Invocation

Roxanne Stryker

3. Pledge of Allegiance

Roxanne Stryker

4. Citizen Comments on Agenda Items

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

a) Misty Ballard

Resident expressed concerns regarding the proposed budget, tax rate concerns, and overall city operations. Resident noted that the budget has been consolidated in a manner that makes it

difficult for residents to track how funds are being allocated, which limits public understanding and confidence in fiscal decisions. Resident emphasized the importance of ensuring that tax revenues are spent appropriately, responsibly, and in alignment with community priorities.

Additionally, resident addressed concerns regarding employee performance and conduct, noting that some issues with staff behavior may reflect broader challenges in oversight and management. Resident emphasized that ultimate accountability lies with the City Council and City Manager, as elected officials and city leadership are responsible for ensuring effective governance and the proper administration of city services. Resident urged the Council to strengthen oversight, maintain transparency, and prioritize the needs and interests of residents, stressing that city leadership must be held accountable for both fiscal and operational decisions.

b) Jimanne Durkee: 54 Cliffside

Resident stated concerns regarding the proposed FY 2025–2026 budget, noting that the document contains only numerical data without identifying which numbers correspond to specific departments. The resident reported having repeatedly requested a legend or key to clarify departmental allocations for public posting and transparency. Questions were raised about why the library is listed under the Director of Administrative Services rather than as a separate department, and why there is no communications department reflected in the budget. The resident also expressed concern regarding the proposed consolidation of the fire and police departments, stating that combining the positions of fire chief and police chief would not be in the city's best interest. The resident urged the Council to maintain the departments separately to ensure effective management and service to residents.

c) Larry Hartman 112 Great West Loop

Resident stated continued opposition to the proposed consolidation of the fire and police departments. The resident expressed appreciation for City Manager Dennis Baldwin's work in addressing outstanding issues left by prior administrations and acknowledged his efforts in resolving unpaid bills. The resident encouraged the Council to remain attentive to grant opportunities that may become available after completion of the next audit, noting that missed audits in the past may have resulted in the loss of potential funding. The resident also disagreed with the Interim Fire Chief's statement regarding improved response times, commending the current performance of public safety personnel. The resident concluded by expressing appreciation for the Council's deliberative approach and commitment to making thoughtful decisions.

d) Nancy Eithel -

Resident shared concerns regarding accessibility and city services. The resident noted that the Community Center upgrades for wheelchair and assistive device users are not fully functional, citing issues with the pool lift and microwave. The resident expressed frustration with service delays, including past difficulties with regular trash pickup. Questions were raised about property tax exemptions, noting that Morgan's Point does not currently offer a general

homestead exemption, which could benefit all residents, including retirees. The resident encouraged the City to consider improvements to accessibility, services, and tax policies.

5. Consent Agenda

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

PH-25-009 Hold a public hearing to receive community input on the FY/2025-2026 Proposed Budget

The public hearing was opened by Mayor James Snyder at 6:20

(Video 2:15)

a. Donna Hartman: 112 Great West Loop

Resident expressed appreciation to the City Council and staff for their preparation and work on the proposed FY 2025–2026 budget. She commended the transparency provided by posting the budget online and acknowledged the efforts made in advance of the meeting.

The resident recommended maintaining the current tax rate, noting that property assessments have increased and the same rate would still generate additional revenue. She also suggested deferring the implementation of new fees at this time, citing potential financial burdens on residents with fixed or lower incomes. In lieu of broad-based fees, the resident proposed user-based fees for specific services, such as Marina access, brush disposal bins, or quarterly cleanups, so that only those utilizing the services would bear the associated costs. She emphasized equity in budgeting and fairness in service delivery.

The resident highlighted the City’s recent progress in completing audits and stressed the importance of pursuing grant opportunities to supplement city revenues, particularly for park improvements and major projects like Ansay Park. She suggested exploring collaboration with the Economic Development Corporation (EDC) and leveraging in-kind contributions, as successfully done with KleypasPark.

Additional recommendations included reviewing the contingency fund, monitoring potential FEMA funding for brush management, and balancing allocations between roads and other city priorities. She also raised concerns about compliance with TCEQ brush burn requirements and encouraged consideration of flexible solutions.

The resident concluded by underscoring the importance of supporting elderly residents, low-income households, and those on fixed budgets, emphasizing that maintaining fiscal responsibility while ensuring equitable services should remain a priority.

The public hearing was closed by Mayor James Snyder at 6:27

(Video 2:20)

MN-25-021 Consider Minutes of Regular Session City Council Meeting on August 12, 2025

Motion made to approve minutes by Allyn, Seconded by Stryker

Voting Yea: Pallin, Leonhardt

4-0

Passed

(Video 2:22)

Finance Director Updates

Finance Director provided a comprehensive update on the city's financial accounts, investments, and audit progress. Finance Director reported that the city maintains two investment accounts—the General and Tex Pool Prime, totaling \$241,089, and reviewed current bank balances, interest accrued, and outstanding loan balances. Finance Director explained that all necessary financial documents have been thoroughly reviewed, consolidated, and digitized in preparation for the FY 2023–2024 audit, scheduled for release on September 23, 2025. She noted that improvements in recordkeeping and digital document management, along with the allocation of journal entries across fiscal years, will streamline the audit process and prevent discrepancies from prior years.

Finance Director acknowledged the significant contributions of city staff, including Interim Fire Chief Sibley and administrative personnel, for their efforts in organizing and entering historical records, invoices, and pay applications. She emphasized that these collaborative efforts have enhanced the city's financial transparency and operational efficiency. Finance Director concluded by affirming the Finance Department's and staff's commitment to maintaining the city's financial integrity, providing accurate reporting, and delivering high-quality service to residents, expressing confidence that upcoming audits and future financial operations will proceed smoothly.

(Video 2:34)

City Manager Updates

City Manager provided an update on ongoing projects, funding, and budgetary considerations. City Manager reported that the TXDOT sidewalk project is approximately 90% complete, with engineering finalized and contract execution planned for November, at which time project activity will begin. Regarding FEMA reimbursements, City Manager explained that funds will be applied to specific storm-related repairs once received, though exact amounts are not yet finalized. City Manager emphasized the importance of documenting expenses to ensure future reimbursements and noted that funding for these repairs has temporarily been managed from city resources.

City Manager discussed the engagement of KPA Civil Engineering for critical infrastructure assessments, highlighting that the firm was selected through a competitive process and recommended as the most qualified. City Manager noted that the assessment will provide factual, independent guidance to help the Council prioritize critical infrastructure projects, including evaluation of the elevated storage tank, water well permits, and Smith Park improvements. He also discussed the use of in-house public works resources for certain project components to optimize costs.

City Manager confirmed that all audit engagement letters for FY 2023–2024 and FY 2024–2025 have been approved, and funding has been set aside to support audit activities. City Manager emphasized that the proposed agenda for the September 15th workshop will focus on finalizing the budget for adoption on

September 23rd, including ratification of tax rates and continued discussion of budgetary issues. City Manager assured the Council that all processes are compliant with notice requirements and that staff is prepared to move forward efficiently on both projects and financial matters.

(Video 2:40)

Adjournment

The meeting was adjourned by Mayor James Snyder 6:50

I certify that a copy of the 9-09-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-3-2025 at 6:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the stated above meeting: Temple Daily Telegram. The meeting facility is wheelchair accessible and accessible parking spaces. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. For further information please contact the City Secretary's office at 254-742-3206.

Nayda Santana, Interim City Secretary
Morgans Point Resort

James Snyder, Mayor
Morgan's Point Resort

City of Morgan's Point Resort

Minutes

City Council Special Session

Monday, September 15, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

1. Call to Order

The meeting was called to order by Mayor James Snyder at 6:10

PRESENT:

James Snyder
Roxanne Stryker
Bruce Leonhardt
Dorothy Allyn
Samuel Pallin

ABSENT:

Stephen Bishop

2. Announcement and Citizen Comments

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a) **Denise Seibert -114 Great West Loop**

Resident commented on budget considerations and city infrastructure, emphasizing the importance of maintaining adequate funding to support essential services. Resident noted the scheduled public hearing on the proposed budget and highlighted that rising costs affect both residents and city operations. She expressed particular concern regarding the city's water supply, stressing the need to ensure sufficient resources to avoid crises similar to other municipalities, and noted that water availability is critical for all other city functions, including roads and housing.

Resident also acknowledged ongoing road improvements, highlighting the high traffic volume in her area and the importance of continued investment in infrastructure. She emphasized the need for the Council to balance fiscal responsibility with maintaining essential services and infrastructure for the community.



3. Agenda

PH-25-010 Hold a public hearing on the proposed tax rate for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

Public Hearing opened by Mayor James Snyder: 6:17PM

(Video 2:06)

No public comments were received

Public Hearing closed by Mayor James Snyder at 6:48

(Video 2:37)

RS-25-028 Discuss and Consider a memorandum/resolution setting September 23, 2025 as the date to:

A. Adopt the Annual Budget for fiscal year beginning October 1, 2025 and ending September 30, 2026.

B. Ratify the property tax revenue increase reflected in the Annual Budget for the fiscal year October 1, 2025 through September 30, 2026.

B. Set a tax rate comprised of maintenance & operations and debt service for Fiscal Year 2026 (Tax Year 2025).

City Manager informed council RS-25-028 was not provided: No action was made. **RS25-028**

(Video 2:17)

4. Adjourn

The meeting was adjourned by Mayor James Snyder at 6:51 PM

I certify that a copy of the 9-15-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-09-2025 at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the stated above meeting: Temple Daily Telegram. 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

Nayda Santana, Interim City Secretary
City of Morgan's Point Resort

James Snyder: Mayor
City of Morgan's Point Resort



City of Morgan's Point Resort

Agenda

City Council Special Session

Monday, September 29, 2025

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

1. Call to Order

Meeting was called to order by Mayor; James Snyder at 6:07PM

PRESENT:

James Snyder
Roxanne Stryker
Bruce Leonhardt
Dorothy Allyn
Samuel Pallin

ABSENT:

Stephen Bishop

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) **Jojo Guzman -22 Willow Run Drive**

Residents addressed the council to thank them for their service and acknowledge the challenges faced. Resident addressed council with concerns about budget delay, HR / Finance consultation correcting gaps of qualified staff. Residents expressed concern in accountability in over extension on budget and line items.

b) **Donna Hartman – 112 Great West Loop**

Residents addressed the council and staff for dedication to budget. Resident addressed completing an audit, however addressed council in reference to fees and expressed concerns of quarterly clean up and brush. Residents expressed concerns of transparency being clear on financials. Resident expressed concerns on positions open and salary concerns with education requirements.

c) ***Cary Erskine – Addressed refused to provide***

Former employee expressed concern about budget timelines.

d) ***Denise Siebert – 114 Great West Loop***

3. **Agenda**

- a. **OR-25-018** Discuss and consider an ordinance adopting the Annual Budget for the City of Morgan's Point Resort for the fiscal year beginning Oct 1, 2025, through September 30, 2026.

Taxpayer Impact Statement web link: <https://www.morganspointresorttx.com/407/City-Budget>
FY2026 Proposed Budget web link: <https://www.morganspointresorttx.com/407/City-Budget>

Motion to approve an ordinance adopting the to adopt the Annual Budget of the City Morgan's Point Resort for the fiscal year beginning October 1, 25 through September 30, 2026 with the changes, modifications with the proposed staff recommendations as listed on the handout that council received with proposal choosing Option A.

Record Vote:

Allyn: Yes

Leonhardt: Yes

Pallin: Yes

Stryker: Yes

Passed

(Video 31:19)

- b. **RS -25-030** Discuss and consider a memorandum/resolution ratifying the property tax revenue increase reflected in the Annual Budget for the fiscal year October 1, 2025 through September 30, 2026.

Taxpayer Impact Statement web link: <https://www.morganspointresorttx.com/407/City-Budget>
FY2026 Proposed Budget web link: <https://www.morganspointresorttx.com/407/City-Budget>

Motion to approve a memorandum/resolution ratifying the property tax revenue increase reflected in the Annual Budget for the fiscal year October 1, 2025 through September 30, 2026

Motion made by Allyn, Seconded Pallin

Voting Aye: Leonhardt, Stryker

4-0

Passed

(Video 33:29)

- c. **OR-25-019** Discuss and consider an ordinance setting a tax rate of \$0.6398 per \$100 valuation, comprised of \$0.6158 for maintenance and operations and \$0.0240 for debt service, for Fiscal Year 2026 (Tax Year 2025).

Taxpayer Impact Statement web link: <https://www.morganspointresorttx.com/407/City-Budget>

FY2026 Proposed Budget web link: <https://www.morganspointresorttx.com/407/City-Budget>

Motion made setting a tax rate of \$0.6398 per \$100 valuation, comprised of \$0.6158 for maintenance and operations and \$0.0240 for debt service, for Fiscal Year 2026 (Tax Year 2025).

Motion made by Stryker second by Pallin

Record Vote:

Allyn: Yes

Leonhardt: Yes

Pallin: Yes

Stryker: Yes

4-0

Passed

(Video 36:19)

- d. **RS-25-031** Discuss and consider a memorandum/resolution accepting FYE 2023 Audit from Brooks Watson

Motion to approve memorandum/resolution accepting FYE 2023 Audit from Brooks Watson

Motion made by: Allyn Second Stryker

Voting Aye: Leonhardt, Pallin

4-0

Passed

(Video) 21:13

4. **Adjourn**

Meeting adjourned at 6:48

I certify that a copy of the 9-29-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-23-2025 at 6:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information

DRAFT

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: Discuss and consider replat, trailer use and new build at 18 Mustang.

Agenda Item Summary: A public hearing was held at our P&Z Special meeting on September 30, 2025. The public hearing was opened at 5:02pm and with no residents in attendance expressing concerns regarding the agenda item, the public hearing was closed at 5:03pm. P&Z committee members discussed the request for lot replat, trailer use and new build on the new consolidated lot. The residents were present and provided answers to follow-up questions. The residents understood the position of the P&Z committee, and they were instructed that a recommendation would be forwarded to City Council for action at their October 14, 2025, meeting.

Public Notification and Input: Notification letters were sent out to all residents within 200ft of the consolidated lot. No residents were present to express concerns about the trailer use and future rebuild.

Recommendation(s): After discussion and clarifications, the P&Z committee recommends moving this request forward to City Council for their consideration. P&Z would like to place the condition of completion of the project within 18 months after the decision of the City Council. If that time needs to be extended, the residents will need to come back to City Hall for an extension.

Voting Yes: 4

Voting No: 0

Agenda Item Action: P&Z was favorable with the request for use of a trailer on site, demolition of the existing mobile home and building a new single-family home on the new consolidated lot. City Council, after further discussion may act on this recommendation.

Resolution 25-036

**AN RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, TEXAS,
GRANTING A SPECIFIC USE PERMIT FOR 18 Mustang, MORGANS POINT
RESORT SECTION 23, BLOCK 009, LOT 18-21,MH LABEL# TEX0280060 SN1
1283SB470S49691; TITLE # MH01014107 BELL CAD ID: 28389**

WHEREAS,

1. The City of **Morgan's Point Resort** received a request for a **Specific Use Permit (SUP)** for the property located at **18 Mustang, Morgan's Point Resort TX 76513** to allow a **specific use permit in a residential zoning district**.
2. The **Planning and Zoning Commission** held a public hearing on **September 30, 2025**, and forwarded **[a recommendation of approval/denial]** to the **City Council**.
3. The **City Council** conducted a public hearing on **October 14, 2025**, in accordance with the Texas Local Government Code and the City's zoning regulations.
4. After considering public testimony and staff recommendations, the City Council finds that the requested **Specific Use Permit** is in compliance with the **City's Comprehensive Plan** and will not adversely affect the surrounding properties.

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

SECTION 1. APPROVAL

A **Specific Use Permit (SUP)** is hereby **granted** for the property located at **18 Mustang, Morgan's Point Resort TX 76513**, allowing **Specific Use Permit a residential zoning district**, subject to the following conditions:

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

SECTION 2. OPEN MEETINGS

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

SECTION 3. SEVERABILITY

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

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

SECTION 4. EFFECTIVE DATE

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

PASSED AND APPROVED this 14th day of October 2025, by ____ (ayes) to ____ (nays) with abstentions by vote of the City Council of the City of Morgan's Point Resort, Texas.

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

ATTEST:

Nayda Santana, Interim City Secretary Morgan's Point Resort, Texas

EXHIBITS (IF APPLICABLE):

✦ **Exhibit A – Legal Description of Property**



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 7-16-2025

"PLEASE PRINT CLEARLY"

Name of Requestor: Jason Humphrey
Address: 18 Mustang Dr Phone 956 212 3681
Email JCHUMPHREYHOUSE@GMAIL.COM

Name of Property Owner: Jason Humphrey
Address: 18 Mustang Dr Phone 956 212 3681
Email JCHUMPHREYHOUSE@GMAIL.COM

Property ID/Legal Description/ and Address: 28389 Lots 18-21, block 9
Morgan's Point Resort City Section 23 18 Mustang Dr. Morgan's point Resort, TX
76513

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

Permission to live in an RV on the property while we build
our home. We need to demolish the mobile home. Living on site will
significantly better our financial situation and allow for use as
a construction office. This would be temporary, during the build
only.

Signature of Owner/Requestor

Date 7/16/25

Signature/ City Inspector/ Code Enforcement

Signature/ Building Official/ Designee

Approved/ Disapproved

Approved

Approved/ Disapproved

Date

7/16/25

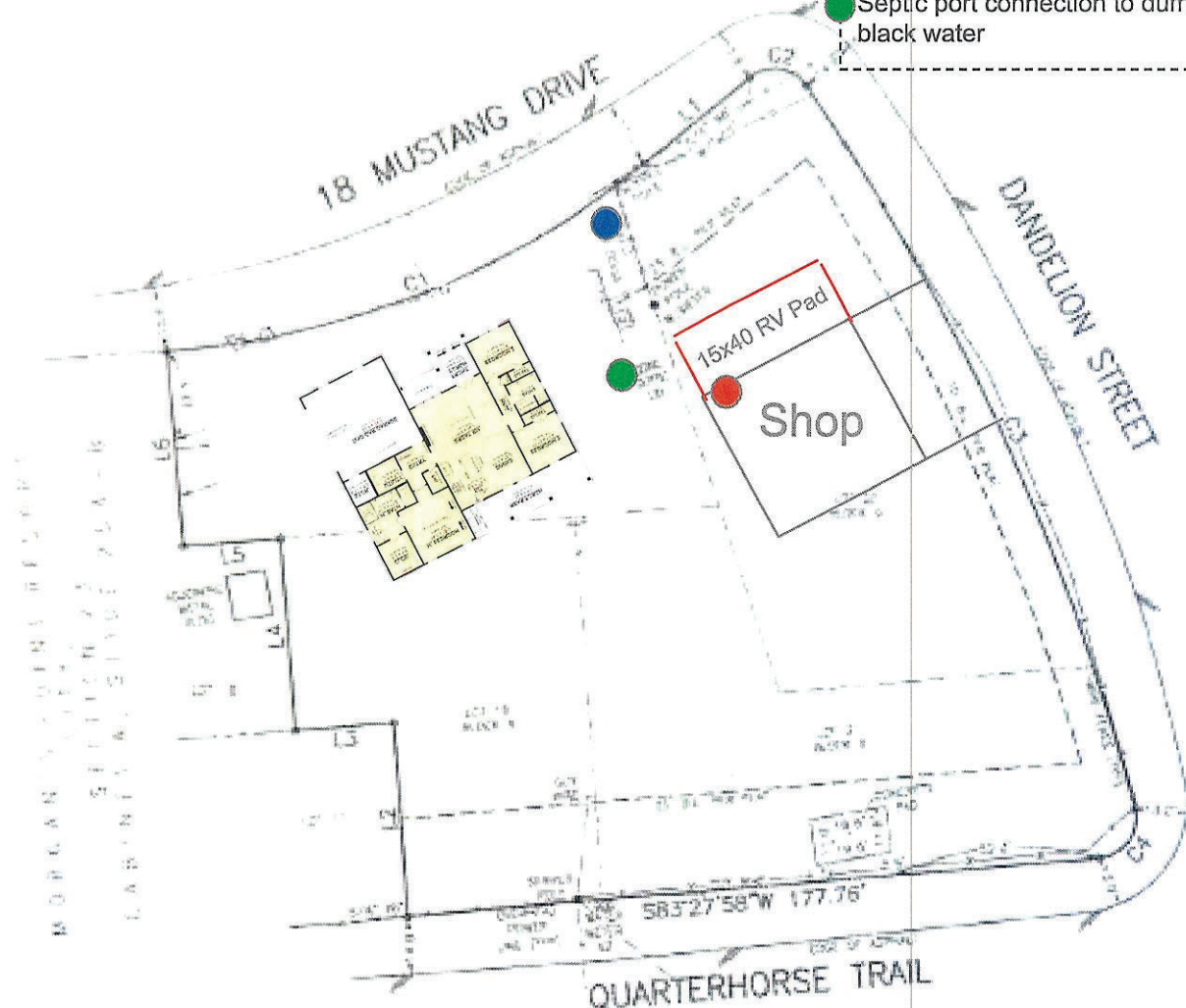
Date

Curve Table			
Curve #	Length	Station	Chord
C1	177.76'	100+00	177.76'
C2	177.76'	100+00	177.76'
C3	177.76'	100+00	177.76'
C4	177.76'	100+00	177.76'

Lot Table		
Lot #	Area	Length
11	100.00	100.00'
12	100.00	100.00'
13	100.00	100.00'
14	100.00	100.00'
15	100.00	100.00'
16	100.00	100.00'
17	100.00	100.00'
18	100.00	100.00'

Restrictive Easement Easement
Coordinate Station (NAD 1983) as
determined by L.P.S. Measurement.
NOTE: ALL PROPERTY CORNERS ARE A
1/2" RED WOOD "PINE STAKE" (DIA. 1/2")
(STAKE) (STAKE)

- RV Pad is made with road base
- Power box is attached to shop
- Water hose reaches from spigot
- Septic port connection to dump black water



Restriction of Record
Volume 1130, Pg. 82

The following documents
do not affect this lot:
Volume 555, Pg. 50
Volume 556, Pg. 601

Lots Eighteen (18), Nineteen (19), Twenty (20) and Twenty-One (21), Block Nine (9),
Morgan's Point Resort City, Section 23, a subdivision in Bell County, Texas, according to
the plat of record in Cabinet A, Slide 254-B, Plat Records of Bell County, Texas.



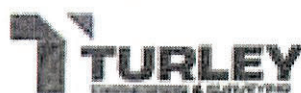
STATE OF TEXAS) AND ALL MEN BY THESE PRESENTS, that I Michael E. Alvis,
COUNTY OF BELL) a Registered Professional Land Surveyor in the State of Texas,
do hereby certify that this survey was this day made
on the ground of the property described herein and
as correct and that there are no discrepancies, conflicts, shortages in the
area, easements, and right-of-ways except as shown herein, that this tract
of land has access to and from a public road, and I have marked all corners
with monuments. This Survey substantially complies with the current
Texas Society of Professional Surveyors Manual of Practice
requirements for a Category 1A, Condition 3, TSPS Land Title Survey.

This Property is not within the Special Flood Hazard Area as per the Federal
Emergency Management Agency Federal Insurance Administration Map No.
4800700175E, dated September 26, 2008.

IN WITNESS WHEREOF, my hand and seal, this the 08th day of December 2023.

Michael E. Alvis

Michael E. Alvis, R.P.L.S., No. 5402



TURLEY ENGINEERING, INC.
201 N. 4th St.
DALLAS, TEXAS 75201
WWW.TURLEY-INC.COM
214-773-6400

18 MUSTANG DRIVE
LOT 18, 19, 20, 21 BLOCK 9
MORGAN'S POINT RESORT CITY SECTION 23
BELL COUNTY, TEXAS

DATE	SCALE	DATE
12/8/2023	1:50	11/8/2023
REFERENCE	FILE #	SKETCH
-	23-3124	01

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: Discuss additional storage building for property at 6 North Robin

Agenda Item Summary: A building variance application was filed with MPR on August 6, 2025. The request was to place a second storage building on the property line at the rear of the property. The request was for a variance to our ordinance Chapter 14, Appendix B Section 18. The ordinance requires a storage building to be at least 3 feet from the rear property line. The ordinance also limits the amount of storage building square footage to 5% of the total property size. The residents have one storage building on their property with 192 square feet. The second storage building request is 240 square feet. Their total lot size is 4,900 square feet with a total of 245 square feet ($4,900 \times .05$) of storage buildings allowed. P&Z recommended consolidating a contiguous lot they own with their current lot, which would allow the second storage building to be placed on the new lot size. They are working to accomplish that.

Public Notification and Input: The resident was at our workshop to answer questions and provide information.

Recommendation(s): P&Z is sending this request to City Council for consideration. We are okay with placing the storage building on the rear lot line since there is a green easement behind their lot. If the resident consolidates the two lots, it will allow them to place the second storage building on the new lot and not violate the 5% ordinance.

Voting Yes: 4

Voting No: 0

Agenda Item Action: City Council to consider allowing the second storage building on the new consolidated lot if the resident has requested the lots to be combined.

City of Morgan's Point Resort
Building Variance Review
City Building Officials

The attached information is submitted for your review of the building permit requirements.
The permit is for construction located at:

SECTION: 8-A BLOCK: 2 LOT(S): 8, N 1/2 OF 9
Minimum square footage of living area (excluding porches, carports, garages): 1400 Approx
Building Setback Requirements (from the property lines):
Front _____ Side _____ Back _____
Masonry Requirement: _____

I request a variance be granted for the following exception(s):

PORTABLE 12X20 SITED PLACED
"ON" PROPERTY LINE.

SEE ATTACHED REQ & SUPPORTING
DOCUMENTS

Signature of property owner or agent: _____

Date: _____

Building Official

Approved / Disapproved

Date

Building Inspector

Approved / Disapproved

Date

Public Works Director

Approved / Disapproved

Date

Permit #:

Address: 1040 Robin Dr

Aug 6, 2025

**Variance Request Justification for 12x20 Portable Building on Property Line at:
6 N Robin Drive**

To Whom It May Concern,

We are respectfully requesting a variance to allow the placement of a 12x20 accessory structure directly on our rear property line. This structure will serve as a quiet study for our adult daughter, who resides with us, as well as a secure storage space for her household furnishings.

We are requesting this specific placement for the following reasons:

1. Maximizing Yard Space and Layout Efficiency

Our backyard includes established recreational and landscaped areas, along with septic lines that restrict where structures can be placed. The proposed shed location is the furthest point possible from our septic system, ensuring safety and compliance while maximizing usable yard space for family activities.

2. Aesthetic and Structural Continuity

The new shed will be similar in size to an existing 12x16 structure already located on the opposite side of our backyard, which was also approved for property line placement. Placing the new shed in a symmetrical position creates a visually balanced and cohesive look, enhancing the overall appearance of our yard. As before, we plan to integrate the shed into our privacy fence, reusing a section of the existing fencing for a clean and space-efficient design.

3. Minimal Neighbor Impact

The shed will be placed at the very rear of our property where it will not obstruct views, interfere with light, or infringe on neighboring property use. The design is modest and residential in appearance, and we do not anticipate any disruption to surrounding homes.

4. Independent Electrical Service with No Ground Disturbance

We plan to connect the shed to an existing power pole a few feet away from our property lines, with its own dedicated electric meter. Because the connection will be aerial, no trenching or disruption to the yard or utilities will be necessary. This setup also ensures clean, independent service that meets code and minimizes impact to the main home. We have already had Oncor out to look and make sure it was the best option.

5. Supporting Our Daughter's Progress

Our daughter is a full-time dental assistant who had to give up her apartment during the COVID-19 pandemic when work became unstable. Rather than allow this to be a setback, she returned home, secured local full-time employment, and enrolled in college. She is currently attending classes while working full-time and paying her own way through school.

This shed will serve as both a storage space for her furnishings and a personal library/study area—a quiet environment where she can focus on coursework and continue building toward her future.

6. Precedent and Responsible Use

As mentioned, we have responsibly maintained a similar 12x20 structure placed on the property line in the past, with no issues. We intend to uphold the same standard of care and compliance with this new addition.

We appreciate your time and consideration of this request. The proposed placement provides the most practical, safe, and respectful use of our property, while meaningfully supporting our daughter's continued education and stability.

Sincerely,



Pamela Cutler

Ph: 254-534-1155

Aug 6, 2025

Subject: Variance Request Submission – Portable Building

Hi Mike,

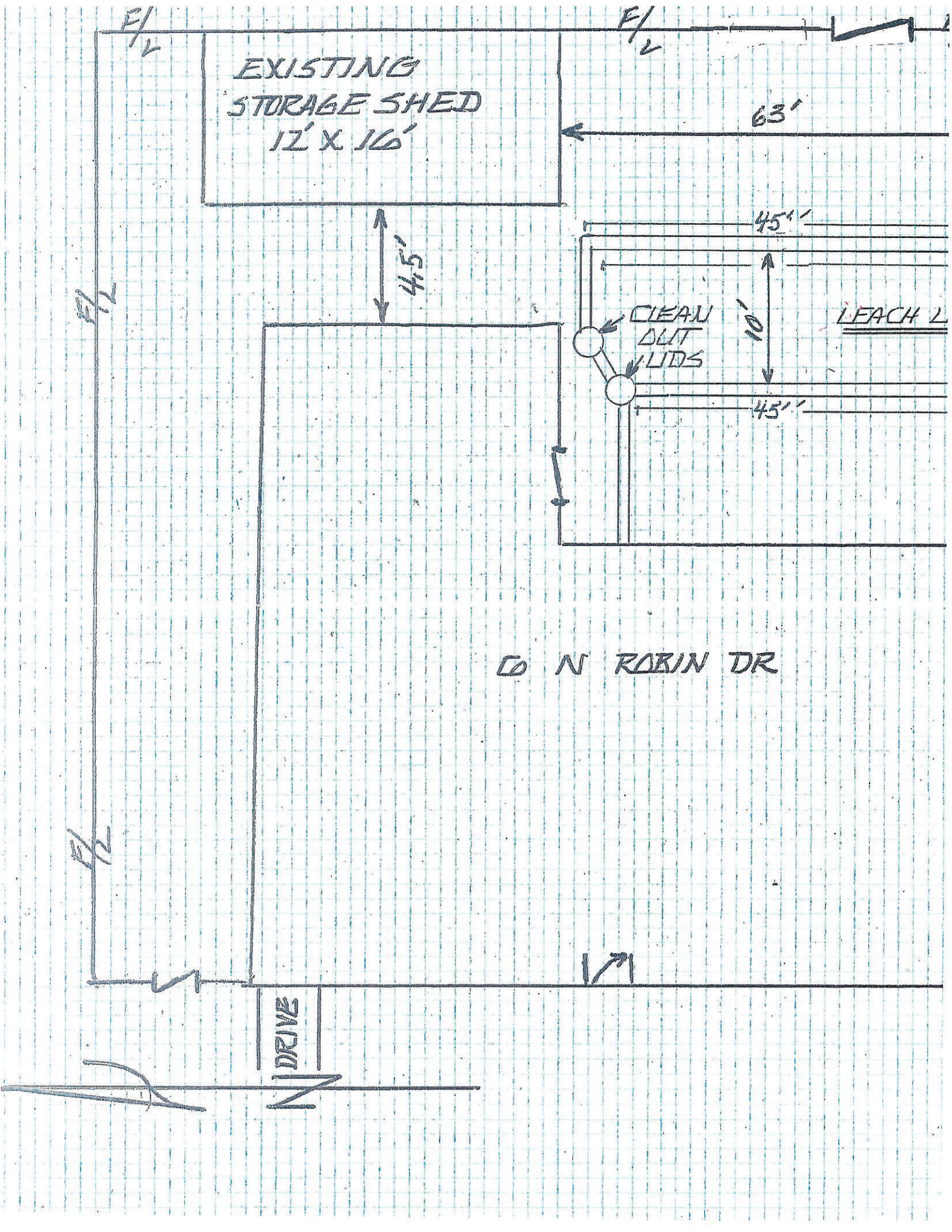
I hope you're doing well! My daughter and I met with you on June 20th regarding the portable building we plan to place on our property.

Attached is our formal variance request along with an updated site drawing. Since our meeting, Oncor has visited the property and provided guidance on how to run electricity from the existing pole.

Please let us know the next steps and if any additional information is needed to move forward.

Thank you for your time and assistance!

Best regards,
Pamela Cutler
254-534-1155



EXISTING
STORAGE SHED
12' X 10'

63'

4.5'

10'

4.5'

CLEAN
OUT
LIDS

LEACH LINE

N ROBIN DR

DRIVE

F/2

F/2

F/2

F/2

1/2

PROPOSED
STORAGE SHED
12' X 20'

SEE
BELOW

20'

6'

4'

EXISTING CONCRETE SLAB

EXISTING ABOVE
GROUND POOL

18' X 33'

60'

● PROPOSED POWER POLE
SIXTEEN FOOTER
FOUR FEET IN GROUND
TWELVE FEET ABOVE GROUND

Resolution 25-035

**A RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, TEXAS,
GRANTING VARIANCE FOR 6 N Robin, MORGANS POINT RESORT
MORGANS POINT RESORT SECTION 8A, BLOCK 002, LOT 0008 BELL CAD
ID: 31995**

WHEREAS,

1. The City of **Morgan's Point Resort** received a request for a **Variance** for the property located at **6 N Robin, Morgan's Point Resort TX 76513** to allow a **specific use permit in a residential zoning district**.
2. The **Planning and Zoning Commission** held a public hearing on **September 25, 2025**, and forwarded **[a recommendation of approval/denial]** to the **City Council**.
3. The **City Council** conducted a public hearing on **October 14, 2025**, in accordance with the Texas Local Government Code and the City's zoning regulations.
4. After considering public testimony and staff recommendations, the City Council finds that the requested **Specific Use Permit** is in compliance with the **City's Comprehensive Plan** and will not adversely affect the surrounding properties.

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

SECTION 1. APPROVAL

A **Variance** is hereby **granted** for the property located at **6 N Robin, Morgan's Point Resort TX 76513**, allowing **Variance in a residential zoning district**, subject to the following conditions:

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

SECTION 2. OPEN MEETINGS

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

SECTION 3. SEVERABILITY

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

ATTEST:

Nayda Santana, Interim City Secretary Morgan's Point Resort, Texas

EXHIBITS (IF APPLICABLE):

✦ **Exhibit A – Legal Description of Property**