



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday, August 13, 2024

6:00 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

Call to Order

Invocation

Pledge of Allegiance

Presentations

1. [PR-24-001](#) TML Legislative Update
2. [PR-24-002](#) Highlights from Previous Workshop

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.

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.

3. [MN-24-011](#) Consider Minutes of Regular City Council Meeting of July 9, 2024

Resolutions

4. [RS-24-016](#) Discuss and consider a Resolution to adopt Credit Card Processing Fee with Card Connect
5. [RS-24-017](#) A. Receive Fiscal Year 2025 Proposed Annual Budget and Overview Provided by the City Manager
B. Set the Date of August ____, 2024, to hold a Public Hearing on the Fiscal Year 2025 Annual Budget

6. [RS-24-018](#) Discuss and consider a Resolution to adopt Roadway Improvement Plan
7. [RS-24-019](#) Discuss and consider a Resolution ratifying an Amended Exigent Circumstances Debris Management Services Contract with Ceres Environmental Services, Inc. that raised the Not to Exceed amount of \$480,000 to \$630,000
8. [RS-24-020](#) Discuss and consider Resolution to authorize City Manager to negotiate and enter into a contract with TX Health Benefits Pool for employee healthcare

Public Hearings

Ordinances

9. [OR-24-005](#) Discuss and consider an Ordinance to adopt a tiered Water Rate Fee Schedule.
10. [OR-24-006](#) Discuss and consider an Ordinance to adopt a Drainage Fee.

Executive Session

The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

Discussion and possible action resulting from Executive Session.

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 (Personal Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

I certify that a copy of the _8-13-2024_ 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 _8-9-2024_ at 4:00PM 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.

Camille Bowser, City Secretary

Notice of Meetings

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

LADIES AUXILIARY: Community Center, August 15, 2024 @ 5:00PM

MPR COPS: Community Center, August 22, 2024 @ 7:00PM

TML CONFERENCE: Houston Tx, October 9-11, 2024



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday, July 09, 2024

6:30 PM

MPR EVENT CENTER – 60
Morgan's Point Blvd

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

Call to Order

Meeting called to order by Mayor, Dennis Green at 6:32 pm

PRESENT

Dennis Green
Dorothy Allyn
Jimbo Snyder
Pat Clune
Roxanne Stryker

ABSENT

Stephen Bishop

Invocation

Invocation lead by Mayor Pro-Tem, Roxanne Stryker

Pledge of Allegiance

Pledge of Allegiance lead by Mayor Pro-Tem, Roxanne Stryker

Presentations

1. Pam Robinson, Mary Ruth Briggs Library Chair conducted a drawing for the raffle of the Rusty the Hydrant.

The winner of Rusty the Hydrant was Aline McIntyre from Friendswood TX.

(Video 1:30)

Citizen Comments on Agenda Items

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Denise Seibert, 114 Great West Loop, MPR – Spoke regarding Summer Fest and Debris Cleanup.

Donna Hartman, 112 Great West Loop, MPR - Spoke regarding Mayor's birthday; Summer Fest; debris clean-up; Marina background and rates, and Master Plan Draft.

Larry Hartman, 112 Great West Loop, MPR – Spoke regarding FYE 2022 Audit and Marina signage.

(Video 3:40)

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.

Item 1. pulled from consent agenda due to previously being approved

Motion made to approve items 2. and 3.

Motion made by Snyder, Seconded by Allyn.

Voting Yea: Clune, Stryker

Passed

2. MN-24-009 Consider Minutes of Regular City Council Meeting of June 11, 2024

3. MN-24-010 Consider Minutes of Special Session City Council Meeting of June 21, 2024

(Video 11:10)

Resolutions

1. RS Consider Credit Card Processing Fee Resolution

Pulled from agenda waiting contract review

Public Hearings

N/A

Ordinances

1. OR-24-004 Consider Marina Rate Ordinance

Brief explanation in reference to ordinance given by Cary Erskine

Motion made to accept Ordinance 2024.04 with a change to the effective date to be October 1, 2024

Motion made by Snyder, Seconded by Stryker.

Voting Yea: Allyn, Clune

Passed

2. OR-24-003 Consider Budget Amendment Ordinance

Motion made to accept Ordinance 2024.03 for a FY 2023/2024 Budget Amendment to cover the May 22 Storm Recovery expenses

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

Passed

(Video 12:00)

Executive Session

The City Council reserves the right to adjourn, to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

N/A

Discussion and possible action resulting from Executive Session.

N/A

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 (Personal Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

Meeting adjourned at 7:00pm

I certify that a copy of the _7-9-2024_ 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 _7-5-20_ 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. Requests for accommodation 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.

ATTEST:

Roxanne Stryker, Mayor Pro-Tem
City of Morgan's Point Resort

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

Notice of Meetings

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DRAFT

RESOLUTION NO. 24-016

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AUTHORIZING AND APPROVING A CONTRACT WITH CARD CONNECT TO PROVIDE CREDIT CARD PROCESSING SERVICES TO THE CITY.

WHEREAS, the City desires to enter into the attached contract with CARD CONNECT to provide credit card processing to the City; and

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

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

Section 1. Action Authorized: The City is hereby authorized to enter into the attached contract with CARD CONNECT.

Section 2 Execution: The City Manager is hereby authorized to execute and deliver to CARD CONNECT the necessary documents and any and all other such instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purpose of this Resolution.

Section 3. 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 4. 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 5. Effective Date: This Ordinance shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 2024 by ___ (ayes) to ___ (nays) to ___ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

RESOLUTION NO 24-017

A RESOLUTION OF THE CITY COUNCIL OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024/2025.

Whereas, Texas Local Government Code Chapter 102 requires the City Manager to prepare a municipal budget to cover the proposed expenditures of the municipal government for the succeeding year;

Whereas, the City Manager has submitted a proposed budget for Fiscal Year 2024/2025; and

Whereas, it is essential for the City Council to review and consider the proposed budget to ensure alignment with the City’s priorities and needs of the community.

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

1. The City Council hereby acknowledges and formally receives the proposed budget for Fiscal Year 2024/2025 as submitted by the City Manager.
2. This Resolution shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 2024 by ___ (ayes) to ___ (nays) to ___ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

RESOLUTION NO. 24-018

A RESOLUTION OF THE CITY COUNCIL OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, APPROVING ADOPTION OF A ROADWAY IMPROVEMENT PLAN.

WHEREAS, the City desires to adopt the attached roadway improvement plan as a guide for future improvements to the roadways within the City; and

WHEREAS, the City has determined that the adoption fo the roadway improvement plan will be in the best interest of the citizens of the Morgan’s Point Resort City; and

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

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

Section 1. Action Authorized: The City Council adopts the roadway improvement plan which is attached hereto.

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 be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 2024 by ___ (ayes) to ___ (nays) to _____ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

RESOLUTION NO. 24-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, RATIFYING AN AMENDED EXIGENT CIRCUMSTANCES DEBRIS MANAGEMENT SERVICES CONTRACT WITH CERES ENVIRONMENTAL SERVICES, INC. FOR DEBRIS REMOVAL SERVICES IN THE AMOUNT NOT TO EXCEED \$480,000 TO \$630,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the storm that struck the City of Morgan's Point Resort on May 22, 2024, caused an abundance of brush and material debris throughout the City which continues to decay and creates a fire and public health. In order to be responsive to citizen needs, and protect the safety of the public, the City Manager on June 21, 2024 executed an Exigent Circumstances Debris Management Services Contract with Ceres Environmental Services, Inc. for curbside debris pickup and disposal services,

Whereas, Ceres Environmental Services, Inc. (Ceres) worked seven days a week (weather permitting) assisting the City with debris removal, but encountered more debris than previously estimated and informed the City that, if collected and disposed of, would have exceeded the original not to exceed amount of \$480,000.00 authorized by the existing contract, an All debris removal services would cease under the original contract unless additional funding was made available by the City;

Whereas, the City Manager advised City Council that the delay caused by the 72-hour public notice requirement for the Council to meet and consider the matter would not only cause the debris removal to stop but also risk the debris removal assets being moved by the company elsewhere in the region, potentially causing a longer delay, and that the best option that served the needs of the residents was for the City Manager to execute an amended contract increasing the not to exceed amount in the original contract with Ceres from \$480,000 to \$630,000. The City Council has determined that it is necessary to protect the public health and safety that the not to exceed contact amount should be increased to \$630,000.00; and

Whereas, the City Council does believe the continued removal and disposal of debris by Ceres Environmental Services, Inc. will in fact best serve the residents of Morgan's Point Resort, and Council wishes to ratify the Amended Exigent Circumstances Debris Management Services Contract with Ceres Environmental Services, Inc. by raising the not to exceed amount of \$480,000 to \$630,000.

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

SECTION 1. The City Council of the City of Morgan's Point Resort hereby ratifies and affirms the Amended Exigent Circumstances Debris Management Services Contract with Ceres Environmental Services, Inc. executed by the City Manager on 13 July 2024, by raising the not to exceed amount of \$480,000 to \$630,000.

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

SECTION 3. This resolution shall become effective immediately upon its passage.

SECTION 4. 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.

PASSED AND APPROVED this the _____ day of _____, 2024 by ___ (ayes) to ___ (nays) to ___ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

ROXANNE STRYKER, MAYOR PRO-TEM
City of Morgan’s Point Resort

ATTEST:

CAMILLE BOWSER, CITY SECRETARY
City of Morgan’s Point Resort

AMENDED CONTRACT

Exigent Circumstances Debris Management Services Contract

By and Between

The City of Morgan's Point Resort, Texas

and

Ceres Environmental Services, Inc.

The Not to Exceed amount of \$480,000 is hereby amended to \$630,000 in accordance with the existing contract between the City of Morgan's Point Resort, Texas, and Ceres Environmental Services, Inc. dated 24 June 2024, which includes the aforementioned contract's unit prices as set forth in the Price Schedule, Exhibit C. All other requirements and provisions of said contract shall remain in effect unless and until amended and approved by the City of Morgan's Point Resort, Texas.

IN WITNESS WHEREOF, the parties have executed this Contract before the undersigned competent witnesses on the dates hereinafter indicated.

City of Morgan's Point Resort, Texas

By: Dennis M. Baldwin
Dennis M. Baldwin, City Manager

Date: 13 July 2024

Ceres Environmental Services, Inc.

By: [Signature]

Date: July 15, 2024

Debris Management Services Contract (Amended)

RESOLUTION NO. 24-020

A RESOLUTION OF THE CITY COUNCIL OF MORGANS POINT RESORT, BELL COUNTY, TEXAS, AUTHORIZING AND APPROVING THE EXECUTION OF A CONTRACT WITH TX HEALTH BENEFITS POOL TO SERVE AS THE HEALTHCARE PROVIDER FOR THE CITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City desires to employ TX HEALTH BENEFITS POOL to serve as its healthcare provider for the City employees; 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: City Manager, on behalf of the City, is hereby authorized to enter into the contract with TX Health Benefits Pool.

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 be and become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of _____, 202__ by ___ (ayes) to ___ (nays) to ___ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

ORDINANCE NO. 24-005

AN ORDINANCE OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, CONTAINING FINDINGS OF FACT; AUTHORIZING ADOPTION OF A WATER RATE FEE SCHEDULE; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Whereas, the City Council has determined that the current water usage rates of the City should be updated to reflect the increased costs of water delivery to the customers; and,

Whereas, this Ordinance promotes the public health, safety, and welfare of the citizens of Morgan’s Point Resort City.

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

Section 1. Action Authorized: The City Council adopts the revised water usage rates which are attached hereto.

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

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

Section 4. Effective Date: This Ordinance shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the ____ day of _____, 2024 by __ (ayes) to __ (nays) to __ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

NEALE POTTS, City Attorney

Tiered Water Rate (FY 2024-2025)

• **Rate effective with 10/1/2024 consumption**

Price	\$5.10	\$5.30	\$5.50	\$5.75	\$6.00	\$6.25	\$6.50	\$6.75	\$7.00	\$7.25	\$7.50
Gallons*	0-3,000	3,001-6,000	6,001-9,000	9,001-12,000	12,001-15,000	15,001-18,000	18,001-21,000	21,001-24,000	24,001-27,000	27,001-30,000	30,001+
Base Fee**	\$45.00										

Water Rate For Multifamily Residential Complex (FY 2024-2025)

A new base fee of \$35.00 per living unit for multifamily residential complex that consists of three (3) or more units. Tiered water usage rates would apply.

ORDINANCE NO. 24-006

AN ORDINANCE OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, CONTAINING FINDINGS OF FACT; AUTHORIZING ADOPTION OF A DRAINAGE FEE OF \$10 PER METER PER MONTH; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Whereas, the City Council has determined that the current drainage fee rates of the City should be updated to reflect the increased costs of providing drainage; and,

Whereas, this Ordinance promotes the public health, safety, and welfare of the citizens of Morgan’s Point Resort City.

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

Section 1. Action Authorized: The City Council adopts the drainage fee rate of \$10 per meter per month.

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

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

Section 4. Effective Date: This Ordinance shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the ____ day of _____, 2024 by __ (ayes) to __ (nays) to __ (abstentions) vote of the City Council of the City of Morgan’s Point Resort, Texas.

THE CITY OF MORGANS POINT, TEXAS

ROXANNE STRYKER, Mayor Pro-Tem

ATTEST;

CAMILLE BOWSER, City Secretary

NEALE POTTS, City Attorney