



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday, March 10, 2026

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

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

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Citizen 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.

5. **Consent Agenda**
6. **Minutes**

- a. **MN-26-005** Discuss and take appropriate action on the Minutes of Regular Session City Council Meeting on January 13, 2026.
- b. **MN-26-006** Discuss and take appropriate action on the Minutes of Regular Session City Council Meeting on February 10, 2026.

7. **Ordinance(s)**

- a. **PH-26-001** Hold a public hearing for Budget Amendments recognizing Revenues and Expenditures for fiscal year 2025-2026 and the carry forward of fiscal year 2024-2025 revenue and expenditure accounts.
- b. **OR-26-003** Discuss and take appropriate action on an Ordinance approving the FY 2025-2026 Budget Amendment recognizing revenues and expenditures.
- c. **OR-26-004** Discuss and take appropriate action on an Ordinance approving a FY 2025-2026 Budget Amendment authorizing the carry forward of fiscal year 2024-2025 revenue and expenditure accounts.
- d. **OR-26-005** Discuss and take appropriate action on amendment to Ordinance on Sec. 2.01.007 – Impoundment of Animals.

- e. **OR-26-006** Discuss and take appropriate action on an Ordinance to approve 20 Quail Loop septic variance.

8. Resolution(s)

- a. **RS-26-005** Discuss and take appropriate action on a memorandum/resolution to appoint Kim Helka as Vice Chair on the Library Board.
- b. **RS-26-008** Discuss and take appropriate action on a memorandum/resolution to authorize ACM/CFO, Mary Tolman, to serve as the Designed Officer under Texas Local Government Code 105.011 to initiate the competitive solicitation process for city depository banking services.
- c. **RS-26-009** Discuss and take appropriate action on a memorandum/resolution to accept a Rural VFD Assistance Program Grant in the amount of \$10,000 and authorize the City Manager to execute any and all documents related to said grant.
- d. **RS-26-010** Discuss and take appropriate action on a memorandum/resolution to reappoint EDC Board Members – Scott Fournier, Greg Weisman, and Ted Teegarden for another two-year term.
- e. **RS-26-012** Discuss and take appropriate action on a memorandum/resolution to authorize the City to enter into agreement allowing an application for the Homeland Security grant.

9. Finance Director Updates

10. City Manager Updates

11. Adjournment

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

Kelli Merolillo, City Secretary



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday, January 13, 2026

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 6:26 PM

PRESENT:

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

ABSENT:

None

Neale Potts, City Attorney
Ashlynn Uschek, CTCOG
David Rodriguez, CTCOG

Staff: Dennis Baldwin, City Manager

2. Invocation

Bruce Leonhart

3. Pledge of Allegiance

Roxanne Stryker

4. Citizen Comment 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.

Denise Seibert, 114 Great West Loop, MPR

Resident congratulated the Mayor, City Council, and staff on the new microphone systems. She encouraged the city to begin planning for the 250th community celebration, noting it will require coordinated effort. She expressed ongoing concern about the water issue and urged continued attention. Resident announced that TxDOT will hold a meeting at the Cadence Center on Wednesday, the 14th, from 5:00 PM –7:00 PM. She emphasized the importance of strong community turnout at the TxDOT meeting to advocate for installing a signal light at North Point and Highway 317.

Donna Hartman, 112 Great West Loop, MPR

Resident addressed the Mayor, City Council and staff to provide suggested changes to the Code of Ordinances for construction, housing and zoning in Chapter 3 – Building Regulations.

5. Presentation(s)

Shirley Clark with Texas Bus Fest presented a check for \$5,200 to the City of Morgan’s Point Resort Police Department and expressed sincere appreciation to the community of the City of Morgan’s Point Resort.

6. Consent Agenda

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

Minutes

a. MN-26-001 Consider Minutes of Regular Session City Council Meeting on September 9, 2025

Motion to approve the minutes by Stryker, Seconded by Allyn

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

b. MN-26-002 Consider Minutes of Special Session City Council Meeting on September 15, 2025

Motion to approve the minutes by Stryker, Seconded by Bishop

Voting Yea: Leonhardt and Pallin

Voting Nay: Allyn

Motion passed (4-1)

7. Ordinances

8. Resolutions

a. RS-26-001 Discuss and consider a memorandum/resolution to accept Rural VFD Assistance Program Grant in the amount of \$25,000 and authorize the City Manager to execute and all documents related to said grant.

Chief Sibley presented and informed the Mayor and City Council that the fire department applied for a \$25,000 grant, which requires the City to provide a 5% match, totaling \$1,250. He explained that the grant funds are available in the budget and may only be used for specific fire-related equipment. Allowable purchases include replacement fire hose, nozzles, and certain specialty equipment identified as needing updates.

Motion to approve Stryker, Seconded by Pallin

Voting Yea: Allyn, Leonhardt, and Bishop

Motion passed (5-0)

- b. RS-26-002** Discuss and consider entering into a contract with Clear Career Professionals LLC for the purpose of conducting a City Manager search.

Motion made to accept entering into a contract with Clear Creek Professionals for the purpose of conducting a City Manager search Stryker, Seconded by Pallin

Voting Yea: Leonhardt, Bishop, and Allyn

Motion passed (5-0)

9. Finance Director Updates

Mary Tolman presented and discussed the finance updates with the FY 2023-2024 audit tentatively scheduled to be completed by March 2026. FY 2024-2025 working through reviewing FundView programming errors. Bank reconciliations are 90 percent complete. Revenue and Expenditure working through reviewing FundView programming errors. Project target to be accurate by March 15, 2026.

10. City Manager Update

Dennis Baldwin provided a summary of the following updates:

TX Dot Sidewalk project preconstruction meeting will be held on January 19, 2026.

Smith Park updates remain ongoing. Rogers Park meeting was held with the U.S. Army Corp of Engineers for expectations to be clarified. The lease agreement may take six months or longer. The city must track receipts and related compliance information for Oakmont Park. Events with any money exchange require Corp of Engineers review and approval.

Street repair program is expediting the timeline to advance for high-priority maintenance repairs.

The 35-acre tract site for MPR Community Hub needs to be evaluated with long-term best usage for the masterplan.

Water well project continues to progress forward with TCEQ permits.

Emergency Generator arrival is expected to arrive in approximately 8 months.

Debris removal program phased approach with 96 easements to manage. Updates need to be given to council on a quarterly basis.

Fire apparatus repairs are needed along with air-conditioning units on both vehicles.

Marina contracted repairs that were approved in December are actively in progress. Website improvements and upgrades are underway for improved public accessibility. Social media policy is under review to ensure compliance, clarity, and effective communication standards.

Staff are evaluating Volunteer program insurance coverage for volunteers participating in City-sponsored events.

City Secretary workflow updates are being implemented to improve administrative efficiency.

11. Adjournment

The meeting adjourned by Mayor James Snyder at 7:55 PM.

I certify that a copy of the 1-13-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 1-07-2026 at 4:00 PM 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. 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 254-780-1334 ext. 104.

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

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



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday, February 10, 2026

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 6:20 PM

PRESENT:

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

ABSENT:

None

Neale Potts, City Attorney
Ashlynn Uschek, CTCOG

Staff: Dennis Baldwin, City Manager

2. Invocation

Roxanne Stryker

3. Pledge of Allegiance

Stephen Bishop

4. Citizen Comment on Agenda Items

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Donna Hartman, 112 Great West Loop, MPR

Resident expressed appreciation to Ken Hobbs, Chair of the Planning and Zoning Commission, and to Building Official Mike Reeves for their work in incorporating recommended updates to Building Code, Chapter 3.

It was noted that five candidates have filed for the 2026 elections. A Meet and Greet event for the candidates has been scheduled for April at the Event Center.

Resident discussed concerns regarding variances for septic systems. She noted that historically the city has not played a role in approving septic systems, as this responsibility has rested with Bell County. She emphasized that septic evaluations and approvals should remain with the county's experts, who are best equipped to determine whether a proposed septic system will operate successfully or to assist homeowners in identifying an appropriate and effective solution.

Andrea Hankins, 35 Tanyard, MPR

Resident addressed the Mayor, City Council, and City staff regarding the time limits for occupancy of campers, requesting that the Council consider establishing or reviewing regulations related to the duration of such occupancy.

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.

Minutes

- a. MN-26-003** Consider Minutes of Regular Session City Council Meeting on December 9, 2025

Motion made to approve the minutes by Allyn, Seconded by Stryker

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

6. Ordinances

- a. OR-26-001** Discuss and consider Chapter 3 (edited version)

Motion made to table pending changes to Chapter 3 (edited version) by Stryker, Seconded by Allyn.

Voting Yea: Leonhardt, Bishop, and Pallin

Motion tabled (5-0)

- b. OR-26-002** Discuss and consider Chapter 6 (edited version)

Motion made to table pending changes to Chapter 6 by Stryker, Allyn

Voting Yea: Leonhardt, Bishop, and Pallin

Motion tabled (5-0)

7. Resolutions

- a. RS-26-003** Discuss and consider a resolution Calling and Ordering a General Election to be held on May 2, 2026.

Motion to approve Stryker, Leonhardt

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

- b. RS-26-004** Discuss and consider a resolution Appointing Election Officers for the City General Election.

Motion made to approve by Allyn, Seconded by Stryker

Voting Yea: Leonhardt, Bishop, and Pallin

Motion passed by unanimous vote (5-0)

- c. RS-26-005** Discuss and consider a memorandum/resolution to appoint Kim Helka as Vice Chair on the Library Board.

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

- d. RS-26-006** Discuss and consider a memorandum/resolution 20 Quail Loop septic variance.

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

- e. RS-26-007** Discuss and consider a memorandum/resolution 14 South Robin carport variance

Motion made to table by Pallin, Seconded by Leonhardt

Voting Yea: Allyn, Stryker, and Bishop

Motion tabled (5-0)

8. Finance Director Updates

Mary Tolman presented FY 23-24 Audit. Several areas were impacted due to errors made in cash, correcting and ensuring those areas are correct and resolved. As soon as the fieldwork is complete, they will work on drafting the report. We are currently working through programming errors for the FY 24-25

Audit. Bank reconciliations are 98% complete.

City Council will provide availability for the next 60 days to City Secretary, so when it arrives, we can call for a special session to bring to the table.

Revenue and Expenditure Report does reflect approved budget amendments and transfers. Budget updates will be forthcoming after Budget Mid-Year with department staff tentatively rescheduled on February 25th. Projected target to be accurate March 31, 2026.

Staff issues during conversions, sign offs that were not correct – and most issues have been self-imposed by the city.

9. City Manager Update

Dennis Balwin shared that Dia Valentin, Director of Administrative Services, has done a great job with changes on the website. Code Red now has 147 users. There will be a 12-week social media Marketing Campaign to get residents signed up.

Residents have had challenges with paying their water bill. An ordinance with consensus on a Round-Up Program to help residents out with donation on billing. A process of approval will need to be in place to protect the fund.

Debris Remediation program is far behind – a force multiplier will be implemented to one day a week volunteer. Mayor explained the different phases that will be in place.

TXDOT at Sobrante with the crosswalk will probably be done by September. A secondary project to request for signs will need to be placed with TXDOT.

John Ansey Park meeting is scheduled tomorrow to get a phasing diagram done to get the project moving faster.

Drainage funding program in the works.

In replacing the Fire apparatus, the shock failed and we are waiting on a replacement part from up North.

Marina work was done in December. The dock repairs will need done in 2027.

FEMA extensions will need to be submitted for mold remediation.

10. Adjournment

The meeting adjourned by Mayor James Snyder at 7:22 PM

I certify that a copy of the 2-10-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 2-04-2026 at 4:00 PM 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. 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 254-780-1334 ext. 104.

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

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

SECTION II: That the City Council finds that the public notice and public hearing requirements of the Texas Local Government Code have been complied with prior to the enactment of this ordinance.

SECTION III: That should any section or part of any section or paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION V: That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of Morgan's Point Resort, Texas, this 10th day of March 2026 at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED

James Snyder
Mayor

ATTEST:

Kelli Merolillo
City Secretary

SECTION II: That the City Council finds that the public notice and public hearing requirements of the Texas Local Government Code have been complied with prior to the enactment of this ordinance.

SECTION III: That should any section or part of any section or paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION V: That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of Morgan's Point Resort, Texas, this 10th day of March 2026, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED

James Snyder
Mayor

ATTEST:

Kelli Merolillo
City Secretary

ORDINANCE 26-005

AN ORDINANCE AMENDING CHAPTER 2 - ANIMAL CONTROL OF THE CODE OF ORDINANCES OF THE CITY OF MORGAN'S POINT RESORT, RELATING TO SECTION 2.01.007 - IMPOUNDMENT OF DOGS AND CATS; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

WHEREAS, the Morgan's Point Resort Code of Ordinances includes Chapter 2 - Animal Control,; and

WHEREAS, Chapter 2 includes Section 2.01.007 - Impoundment of Dogs and Cats

WHEREAS, the City Council has determined that Section 2.01.007 should be amended to Impoundment of Animals.

NOWHERE, BE IT ORDAINED by the City Council of the City of Morgan's Point Resort, Texas, that:

Section 1. The matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. Chapter 2, Section 2.01.007 is hereby amended to include the provisions as shown on Exhibit "A" attached hereto.

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

PASSED AND APPROVED, this 10th day of March 2026, by ____ (ayes) to ____ (nays) with no abstentions by a 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:

KELLI MEROLILLO, City Secretary

Exhibit "A"

Sec. 2.01.007. Impoundment of Animals.

Any animal found to be running at large with or without a collar or harness with vaccination and license tags attached within the City limits shall be immediately impounded and kept for a maximum of 72 hours after which they will be released into the custody and care of the Bell County Animal Shelter or other agency as appropriate for the animal breed; provided, however, that the owner of any such animal impounded under the terms of this Section shall be allowed to take such animal from the place of impoundment upon payment of the stated impoundment fee of \$25.00 per day or any part of a day, presentation of proof of a current and valid rabies vaccination, and City license registration. The fee is to be paid to the City at City Hall. Owners will also be held liable for any fees paid by the City of Morgan's Point Resort to any agency that an animal is released to the care and custody of.

Sec. 2.01.007. Impoundment of dogs and cats.

- (a) Any dog found to be running at large with or without a collar or harness with vaccination and license tags attached within the City limits shall be immediately impounded and kept for a minimum of 72 hours and then disposed of; provided, however, that the owner of any such animal impounded under the terms of this Section shall be allowed to take such dog from the place of impoundment upon payment of the stated impoundment fee of \$25.00 per day or any part of a day, presentation of proof of a current and valid rabies vaccination, and City license registration. The fee is to be paid to the City at the City Hall.
- (b) Any person may impound any dog or cat found on their property and deliver such to the Animal Control Officer. Such animal shall be treated the same as a dog or cat impounded by the Animal Control Officer.

(Ord. No. 14-7A, § 7a, 2-15-05)

State law reference(s)—Restraint, impoundment and disposition of dogs and cats, V.T.C.A., Health and Safety Code § 826.033.

ORDINANCE NO. 26-006

AN ORDINANCE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS, APPROVING THE VARIANCE FOR 20 QUAIL LOOP TO ALLOW SEPTIC SYSTEM DUE TO LOT SIZE NOT IN COMPLIANCE WITH MPR ORDINANCE OF 1/2 ACRE, PROVIDING FOR SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the City of Morgan's Point Resort City, Texas, desires to approve the variance submitted for property on 20 Quail Loop requesting septic system due to lot size not in compliance with MPR Ordinance of 1/2 acre,

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

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

SECTION 1. Action Approved: The request for a variance for the property located at 20 Quail Loop to allow for septic system due to lot size not in compliance with MPR Ordinance of 1/2 acre is approved by the City Council of Morgan's Point Resort City, Texas.

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 as invalidity, illegality or unenforceability of this resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect.

SECTION 4. Effective Date: This ordinance is effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of March 2026, by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

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

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

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 20 Quail Loop variance to ½ acre septic system requirements

DS26-017
OR 26-006

Agenda Item Summary: A variance is being requested to allow an aerobic septic on a lot that is less than ½ acre. The lot owner has requested a septic system review by the Bell County Health District to determine if it will be approved. According to the Bell County Health District they will not approve an aerobic system design unless contiguous lots are combined into one consolidated lot. We checked with Bell County, and they are checking with Bell County Appraisal District to see if the lots have been combined. If they are combined, they will review and issue an approval, if it passes their guidelines.

Public Notification and Input: None

Recommendation(s): Once approved by Bell County Health District the resident can apply for a building permit from the Building official.

Voting Yes: 5

Voting No: 0

Agenda Item Action: City Council should discuss and consider action for variance of our ½ acre ordinance.

20 Quail Loop

#6

On Dec 3, 2025, at 2:39 PM, Dustin Kaiser <dustin@midpointsurveying.com> wrote:

Ok, then we need the City of Morgan's Point Resort signature on the plat in order to get it recorded.

Can Anjenette bring the plat to the City and get the required signature? After that, she can take it to the county to get recorded.

Dustin C. Kaiser, RPLS

Owner/Founder

From: Tracy Boger <tabbimprovements@gmail.com>

Sent: Wednesday, December 3, 2025 2:32 PM

To: Dustin Kaiser <dustin@midpointsurveying.com>

Cc: Mike Reeves <mike.reeves@mprtx.us>; Anjenette Main <anjenette.sincere@yahoo.com>; Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Sally Graham OM048 <om048@palmharbor.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery <Jay.Montgomery@mprtx.us>; Ken Hobbs <hobbs1968@yahoo.com>

Subject: Re: Quail Loop project

Once the replat is approved by the city, filed & recorded we need it so that we can then submit to the Bell Co OSSF dept for the septic permit once that permit is approved then we can apply to the City of Morgan's Point Resort for the building permit
Now, that being said, i'm assuming the P & Z will be part of that process?
or does P&Z need approved 1st & then the city building permit can be submitted for review & approval?

Thank you for your business! Sincerely,

Tracy Boger

Project Manager

Tabb Improvements, LLC

1069 CR 264, Building C

Bertram, TX 78605

tabbimprovements@gmail.com

512-713-9349 work/iphone ***PLEASE NOTE NEW CONTACT PHONE
EFFECTIVE 8-20-25, OLD NUMBER NO LONGER IN USE**

On Wed, Dec 3, 2025 at 2:10 PM Dustin Kaiser <dustin@midpointsurveying.com> wrote:
Mike -

I think that 2 separate items are being discussed and confused as the same thing.....

1. The platting process
2. The construction variance

Does the plat need to be approved and filed before P&Z will review the variance? Or is the approval of the plat waiting on the variance approval?

If the re-plat is separate and independent of the variance, we just need the City to review and approve the plat. This re-plat cannot be recorded without all of the signatures. Anjenette has the plat with the signature from Bell County Health Department. There was also a Registered Sanitarian that designed and approved the OSSF. From my understanding, the only thing left for the platting portion of this, is the City's signature. Once we have that, the plat can get filed with the County Clerk.

Please advise.

Dustin C. Kaiser, RPLS

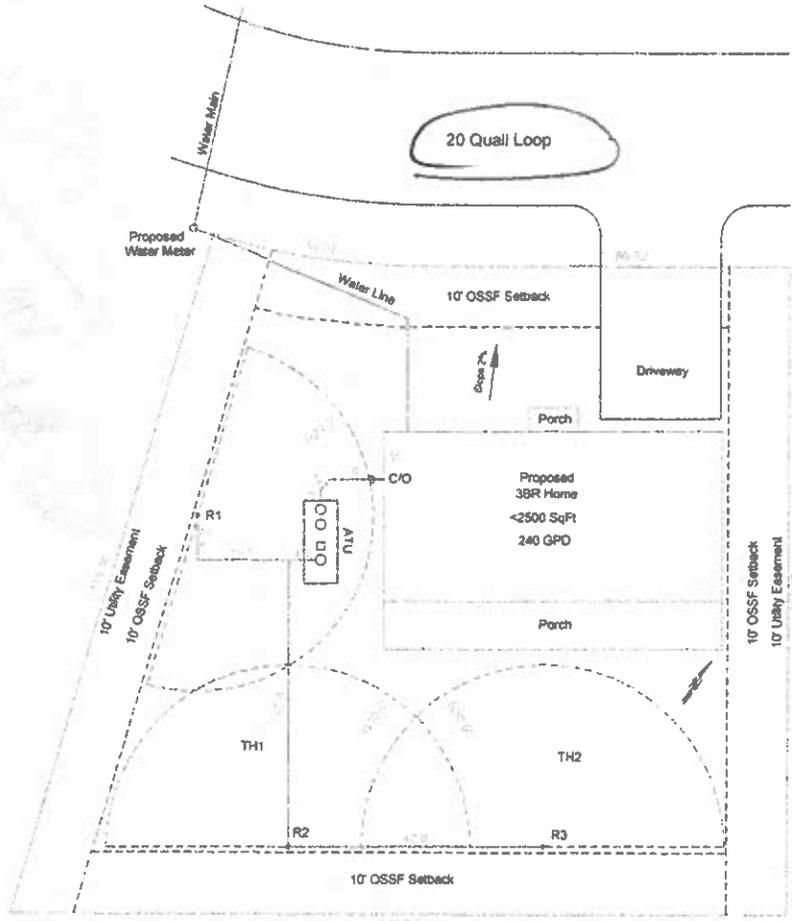
Owner/Founder

From: Mike Reeves <mike.reeves@mprtx.us>
Sent: Wednesday, December 3, 2025 1:57 PM
To: Anjenette Main <anjenette.sincere@yahoo.com>
Cc: Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Dustin Kaiser <dustin@midpointsurveying.com>; Sally Graham OM048 <om048@palmharbor.com>; Tracy Boger <tabb.improvements@gmail.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery

<Jay.Montgomery@mprtx.us>; Ken Hobbs <hobbs1968@yahoo.com>

Subject: Re: Quail Loop project

So, we are all on the same page, we are waiting on Bell County approval of the septic design before P and Z can make a decision to move forward to council to approve construction on the undersized lot. Bell County OSSF department is waiting for the plat to be filed with the County Clerks office before the septic design can be approved. Is there a master sheet all involved parties are signing? Which I'm sure is required before the plat can be filed with the clerk's office on the Owners part.



Trees To Be Removed As Needed To Maintain The Minimum 10' OSSF Setback To The Sprinkler Heads

WS Willson Services
 Chad Willson RS-4960
 11550 Brewster Creek Rd. Moody Texas 76557
 (254) 654-3622 E-MAIL Chad.Willson3@gmail.com



Property Owners: Anjehette Sincere
 Address: 20 Quail Loop
 Belton, Texas 76513
 Acres: 0.277
 Scale: 1" = 20'
 Date: 8/26/2025
 Drawn By: Chad Willson
 File: 20QuailLoop

RESOLUTION NO. 26-005

A RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING KIM HELKA TO SERVE AS VICE-CHAIR OF THE MARY RUTH BRIGGS LIBRARY BOARD AND SETTING THE TERM.

WHEREAS, due to the resignation of Library Board member Misty Ballard, a vacancy has occurred on the Library Committee,

WHEREAS, the Library Committee has recommended the appointment of Kim Helka as Vice Chair to serve the remained of 2-year term,

WHEREAS, **Kim Helka** has expressed a desire and willingness to serve as Vice Chair on the Library Board and is willing to accept the appointment.

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

Section 1. That the matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. Kim Helka is hereby appointed to serve as Vice Chair on the Library Committee, with term beginning on February 10, 2026, and term ending May 31, 2028.

PASSED AND APPROVED this the 10th day of February 2026, by ___ (ayes) to ___(nays) with no abstentions by a 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:

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

RESOLUTION NO. 26-008

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, DESIGNATING MARY TOLMAN, ASSISTANT CITY MANAGER/CHIEF FINANCIAL OFFICER AS THE DESIGNATED OFFICER FOR BANK DEPOSITORY SERVICES; AUTHORIZING THE ISSUANCE OF A REQUEST FOR APPLICATION (RFA); PROVIDING FOR NOTICE REQUIREMENTS; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the City Council of the City of Morgan's Point Resort, Texas, is required by the Texas Local Government Code (TLGC) Chapter 105 to select a depository for municipal funds; and

WHEREAS, Section 105.011 of the TLGC requires the City Council to designate an officer to request and receive applications for depository services; and

WHEREAS, the City Council finds it in the best interests of the City to designate the Assistant City Manager/Chief Financial Officer as the designated officer for this purpose.

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

Section 1. The findings set forth above are true and correct and are incorporated into this Resolution as if fully set forth therein.

Section 2. The City Council hereby designates the Assistant City Manager/Chief Financial Officer for the purposes of Chapter 105 of the TLGC.

Section 3. The Designated Officer is hereby authorized and directed to:

- i. Prepare a Request for Application (RFA) for bank depository services in accordance with state law.
- ii. Publish notice of the RFA in a newspaper of general circulation once a week for at least 21 days prior to the deadline for receipt of applications for depository services contracts.
- iii. Include in the notice the name and address of the Designated Office and the date and time the applications are due.

Section 4. The RFA shall include specifications for banking services, including but not limited to, demand deposits, time deposits, interest rate methodologies, and collateralization requirements as mandated by the Public Funds Collateral Act (Chapter 2257).

Section 5. Upon receipt and review of the applications, the Designated Officer shall present the specifications of each application to the City Council for final selection and award of the depository contract.

Section 6. 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 7. 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 8. Effective Date: This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this the _____ day of March, 2026, 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

James Snyder, Mayor

ATTEST:

Kelli Merolillo, City Secretary

CITY COUNCIL MEMORANDUM

AGENDA ITEM

RS-26-009

ACCEPT A RURAL VFD ASSISTANCE PROGRAM GRANT IN THE AMOUNT OF \$10,000 AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO SAID GRANT

ORIGINATING DEPARTMENT

PUBLIC SAFETY

BACKGROUND INFORMATION

The City has been notified of its selection to receive a fire-rescue training aid grant award in an amount not to exceed \$10,000. This grant is specifically designated to support rural fire service operations through the purchase of approved training aids and related instructional equipment.

The funding will be used to acquire training materials and aids that enhance the Fire-Rescue Division preparedness, improve operational readiness, and strengthen overall emergency response capabilities. Investment in these training resources will allow personnel to conduct more realistic, hands-on training evolutions while maintaining compliance with applicable state training standards and best practices.

This grant does not require any matching funds from the City. Acceptance of the award will allow the Fire-Rescue Division to enhance training capacity and safety without impacting the City's operating budget.

City Council acceptance is required to authorize participation in the grant program, execution of any related agreements, and compliance with all grant requirements.

FISCAL IMPACT

This grant provides funding in the amount of \$10,000.00 with no local match requirement. The grant will fully fund eligible training aids up to the awarded amount. Should the total cost of the approved training aids exceed the grant award, any additional expenses will be paid from already budgeted Fire-Rescue funding. No additional appropriations will be required.

RECOMMENDATION

Recommend City Council accept the Rural VFD Assistance Program Grant in the amount of \$10,000 and authorize the City Manager to execute any and all documents related to said grant.

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

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

Shane Sibley

From: FireConnect No Reply <no-reply@tfs.tamu.edu>
Sent: Friday, February 13, 2026 9:44 AM
To: Noel Shaver; Shane Sibley
Cc: Apparatus & Equipment Grants
Subject: Apparatus and Equipment Grant AWARDED

CAUTION: 'This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!'

Hello,

Congratulations! Your grant request AE-1076--156504 has been APPROVED under the Rural VFD Assistance Program. The following item is qualified for cost-share reimbursement:

Item: Training Aids

Maximum Cost-share Payment: 100% of the actual cost, not to exceed \$10,000.00

Purchase Document Number: E603944

This grant will expire on 08/13/2026

Please refer to the guidelines [here](#) that describe your obligations under this program. Failure to provide the necessary documentation to support payment of the grant award by the expiration date will result in cancellation of the award. *Extensions must be requested by the fire department via FireConnect **before the grant expires** and approved in writing by Texas A&M Forest Service.*

Please sign in to FireConnect to indicate whether you wish to accept or decline this cost-share grant no later than 02/27/2026.

If you have questions or concerns, please contact 2604@tfs.tamu.edu or call (979) 458-6505.

Thank you,

Texas A&M Forest Service

RESOLUTION NO. 26-010

A RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, REAPPOINTING MEMBERS TO THE MORGAN'S POINT RESORT ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the terms of Directors Scott Fournier, Greg Weisman, and Ted Teegarden on the Morgan's Point Resort Economic Development Corporation Board expired on December 31, 2025; and

WHEREAS, all three Directors have expressed a desire and willingness to continue serving on the Economic Development Corporation Board for an additional two-year term; and

WHEREAS, at its Regular Meeting on January 15, 2026, the Board of Directors of the Morgan's Point Resort Economic Development Corporation approved a motion requesting that the City Council reappoint these Directors.

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

Section 1. The matters and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. Scott Fournier, Greg Weisman, and Ted Teegarden are hereby reappointed to serve on the Morgan's Point Resort Economic Development Corporation Board of Directors, with new terms beginning upon Council approval and ending December 31, 2027.

Section 4. Open Meeting, Quorum Present. 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 5. Effective Date. This resolution shall be and become effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of March 2026, by ___ (ayes) to ___ (nays) with no abstentions, by a 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:

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

Morgan's Point Resort
Economic Development Corporation
8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Linda Bridges, President
Jason Johnson, Vice President
Terry Harrah, Secretary
Jimbo Snyder, Ex officio

Scott Fournier, Director
Greg Weisman, Director
Ted Teegarden, Director

(All Morgan's Point Resort Volunteers)

To: Mayor Snyder and MPR City Council
RE: EDC Director Re-appointments for 2025-27

The two year terms of Scout Fournier, Greg Weisman and Ted Teegarden expire on December 31st. Scott, Greg and Ted have offered to continue to serve if reappointed.

I am requesting the City Council reappoint these EDC board member for another two year term (2026-28)

Thank you,

A handwritten signature in blue ink, appearing to read "Linda Bridges".

Linda Bridges
MPR EDC President

Morgan's Point Resort Economic Development Corporation

Linda Bridges, President; Jason Johnson, Vice President; Terry Harrah, Secretary;
Scott Fournier, Director; Greg Weisman, Director, Ted Teegarden, Director
James Snyder, Ex officio Director

January 1, 2025

RE: Annual Report- October 2024- September 2025

Dear Mayor Snyder and City Council Members:

I would like to share with you last year's MPR EDC Work Plan highlights and projects:

Maximizing City Assets

- Continued advocacy for a wastewater solution in the business district and requested that the FM 2483 Master Plan be made public (EDC contributed \$15,000).

Business Development

- Approved \$1,000/month for income-generating events and purchased pop-up equipment.
- Tiny Business Village remained the top project; completed research, SWOT analysis, and requested use of 3 acres on Lake Forest Dr.
- Recommended replacing the Home Occupation ordinance with a performance-based Work-From-Home ordinance. HB 2464 now requires cities to allow "no-impact" home-based businesses.

Community Outreach

- Joined Main Street America; continued promoting local businesses through Discover Morgan's Point Resort Facebook page/website and the EDC Business Network Newsletter.
- Participated in the Comprehensive Plan Steering Committee and engaged Four Corners business owners.
- Promoted the new MPR-EDC Resource Guide and surveyed residents on the Tiny Business Village (55% supportive).

Corporate Management

- Completed annual 501(c)(3) filings and Texas Comptroller Sales Tax Report
- Requested a joint meeting with Council and the City Manager to align economic development efforts.

Ongoing Work

- Finalizing the proposed new home-based business ordinance with the Planning and Zoning Committee.
- Exploring golf cart crossings and "Outdoor City" concepts with CTCOG.
- Supporting curb-appeal improvements, a makerspace, Tiny Business Village and glamping at the Marina.
- Encouraging an entrepreneurial ecosystem and potential 501(c)(3) for commercial district revitalization.

The EDC looks forward to working with Council and Staff to advance its vision of a welcoming, opportunity-rich lakeside community.

Sincerely,



Linda Bridges, MPR EDC President

RESOLUTION NO. 26-012

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPROVING THE APPLICATION AND MANAGEMENT FOR FUNDING OF AN AQUAEYE PRO-COMMAND GRANT #5920701, IN THE AMOUNT OF \$32,469.60, UNDER THE FY-2026 HOMELAND SECURITY GRANT PROGRAM; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO SAID GRANT; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND ESTABLISHING THE EFFECTIVE DATE.

WHEREAS, the City Council of the City of Morgan's Point Resort, Texas, finds it in the best interest of the citizens to enhance public safety's efforts by speeding up water rescue and recovery efforts through the use of an AquaEye Pro-command System; and

WHEREAS, an AquaEye Pro-command Grant #5920701, in the amount of \$32,469.60, is available for application through the Fiscal Year 2026 Homeland Security Grant Program; and

WHEREAS, to participate in the grant funding opportunity, the City will be required to provide applicable matching funds for the purchase of the system, and in the event of loss or misuse of funds, the City agrees to reimburse the Office of the Governor in full; and

WHEREAS, the City Council finds it in the best interest of the City to designate the City Manager, Dennis Baldwin, or designee, as the grantee's authorized official to apply for, accept, reject, alter, or terminate the grant on behalf of the City.

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 designates the City Manager, Dennis Baldwin, or designee, as the grantee's authorized official to apply for, accept, reject, alter, or terminate the AquaEye Pro-command Grant #5920701, in the amount of \$32,469.60, under the Fiscal Year 2026 Homeland Security Grant Program.

Section 2. The City Council agrees to provide matching funds for the purchase of the system, and in the event of loss or misuse of funds, the City further agrees to reimburse the Office of the Governor in full, as a condition of the grant award.

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 the resolution, which shall remain in full force and effect.

Section 5. Effective Date: This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this the 10th day of March 2026 by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgans Point Resort, Texas.

THE CITY OF MORGANS POINT RESORT, TEXAS

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

ATTEST;

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