



## City of Morgan's Point Resort

### Agenda

#### City Council Regular Session

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Tuesday, July 14, 2026

6:00 PM

MPR EVENT CENTER  
60 Morgan's Point Blvd

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To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

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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. **Staff Reports & Recognition**

6. **Consent Agenda**

**Minutes**

**a. MN-26-016** Discuss and take appropriate action on the Minutes of Regular Session City Council Meeting on June 9, 2026.

**b. MN-26-017** Discuss and take appropriate action on the Minutes of Special Session City Council Meeting on June 22, 2026.

7. **Resolution(s)**

**a. RS-26-039** Discuss and take appropriate action on a memorandum/resolution to remove Mary Tolman as an authorized signer and user on all Horizon Bank accounts.

**b. RS-26-040** Discuss and take appropriate action on a memorandum to appoint a Mayor Pro Tem for the City of Morgan's Point Resort.

8. **Executive Session**

**a.** A discussion with the City Manager with Section 551.072 – Real Property.

**b.** A discussion with the City Manager with Section 551.074 – Personnel Matters.

- c. A discussion with the City Attorney with Section 551-071 – Consultation with Attorney

**9. Reconvene to Regular Session for Possible Action:**

- a. Discuss and take appropriate action on removal on all current members of the Board of Directors of the Economic Development Corporation.

**10. Adjournment**

I certify that a copy of the 7-14-2026 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 7-07-2026 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

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Tuesday, June 9, 2026

6:00 PM

MPR EVENT CENTER  
60 Morgan's Point Blvd

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1. Call to Order

Meeting was called to order by Mayor James Snyder at 6:08 PM

PRESENT:

James Snyder

Dorothy Allyn  
Bruce Leonhardt  
Roxanne Stryker  
Samuel Pallin

ABSENT:

Stephen Bishop

Neale Potts, City Attorney

Staff:

Carly Pearson, City Manager

2. Invocation

Roxanne Stryker

3. Pledge of Allegiance

Roxanne Stryker

4. Citizen Comments on Agenda Items

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**Denise Seibert, 114 Great West Loop** spoke regarding sidewalks. Yellow Yield sign or center dividing line. 28 GWL going south – yellow Yield sign – needed. Debris piling up

**Donna Hartman, 112 Great West Loop** spoke to welcome Carly Pearson. Thanked Lynn Milam for the hard work on event. Leash Law is needed for the community. Shout out to PD. Council Member Pallin will

host the Coffee with Council on Friday at the MPR Event Center.

**Larry Hartman, 112 Great West Loop** spoke of the location for the podium blocking visibility.

**5. Presentation**

Proclamation for Council Member Bruce Leonhardt

Mayor Snyder presented proclamation to Council Member Bruce Leonhardt

**6. Consent Agenda**

**Minutes**

**a. MN-26-016** Discuss and take appropriate action on the Minutes of Special Session City Council Meeting on May 12, 2026.

**b. MN-26-017** Discuss and take appropriate action on the Minutes of Special Session City Council Meeting on May 27, 2026.

Motion to approve amended minutes by Pallin, Seconded by Stryker

Voting Yea: Allyn and Leonhardt

*Motion passed by unanimous vote (4:0)*

**7. Ordinance(s)**

**a. PH-26-003** Hold a public hearing for Special Use Permit (SUP) to allow for a short-term rental (Airbnb) at 18 Robin Circle.

Public Hearing opened at 6:21 PM

Mr. Ronald Payne spoke on OR-26-010

Mrs. Rosado spoke on OR-26-010

Public Hearing closed at 6:26 PM

**b. OR-26-010** Discuss and take appropriate action for ordinance for Special Use Permit (SUP) to allow for a short-term rental (Airbnb) at 18 Robin Circle.

Motion to accept as stated by Stryker, Seconded by Allyn

Voting Yea: Leonhardt and Pallin

*Motion passed by unanimous vote (4:0)*

**8. Resolution(s)**

**a. RS-26-037** Discuss and take appropriate action on a memorandum/resolution to appoint Jo-Ell Guzman as a member to the Morgan's Point Resort Economic Development Corporation Board of Directors.

Motion to accept by Styker, Seconded by Allyn (with comment for application review in the future)

Voting Yea: Leonhardt and Pallin

*Motion passed by unanimous vote (4:0)*

**9. City Manager Updates**

Carly Pearson, City Manager, spoke and thanked council.

**10. Executive Session**

- a.** A discussion with the City Manager with Section 551.072 – Real Property.
- b.** A discussion with the City Manager with Section 551.074 – Personnel Matters.
- c.** A discussion with the City Attorney with Section 551-071 – Consultation with Attorney

Meeting adjourned into Executive Session at 6:32 PM

Meeting adjourned out of Executive Session at 8:21 PM

No further action taken

**11. Adjournment**

The meeting was adjourned by Mayor James Snyder at 8:22PM

I certify that a copy of the 6-09-2026 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 6-03-2026 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.

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James Snyder, Mayor  
City of Morgan's Point Resort

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



City of Morgan's Point Resort

MINUTES

City Council Special Session

Monday, June 22, 2026

5:00 PM

MPR EVENT CENTER  
60 Morgan's Point Blvd

To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

1. **Call to Order**

Meeting was called to order by Mayor James Snyder at 5:00 PM

PRESENT:

James Snyder

Stephen Bishop  
Bruce Leonhardt  
Roxanne Stryker  
Samuel Pallin  
Sarah Steers

ABSENT:

Dorothy Allyn

Neale Potts, City Attorney

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.*

**Jimanne Durkee of the Library Board** reminded everyone of America's 250th Birthday celebration on Saturday, July 4, 2026, scheduled from 10:00 AM to 1:00 PM at City Hall and the Library.

5. **Resolution(s)**

**a. RS-26-038**

Discuss and take appropriate action on a memorandum/resolution canvassing the June 13, 2026, City Runoff Elections, declaring the results, and providing an effective date.

- Presentation of Certificates of Election to newly elected official
- Completion and filing of Statements of Officer
- Administration of Oaths of Office
- Seating of newly elected Councilmember

Motion to approve by Pallin, Seconded by Bishop

Voting Yea: Stryker and Leonhardt

*Motion passed by unanimous vote (4:0)*

**6. Adjournment**

The meeting was adjourned by Mayor James Snyder at 5:11 PM

I certify that a copy of the 6-22-2026 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 6-15-2026 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.

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James Snyder, Mayor  
City of Morgan's Point Resort

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



**Section 5. 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 6. Effective Date:** This Resolution shall become effective July 14, 2026, and its authorization shall continue in full force and effect until amended or revoked by the City, and until the Financial Institution (Horizon Bank) receives copy of any such amendment or revocation the financial is entitled to rely on this resolution until such time.

**PASSED AND APPROVED** this the 14th day of July 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, TEXAS**

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**JAMES SNYDER**, Mayor

ATTEST;

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**KELLI MEROLILLO**, City Secretary

**RESOLUTION NO. 26-040**

**A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING MAYOR PRO TEM, EFFECTIVE JULY 14, 2026; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW, PROVIDING A SEVERABILITY CLAUSE AND PROVIDING THE EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Morgan's Point Resort, Texas, finds it necessary and appropriate to appoint Mayor Pro Tem to perform the duties of the Mayor during the Mayor's absence, disability, or inability to act; and

WHEREAS, the City Council desires to appoint a member of the Council to serve as Mayor Pro Tem in accordance with applicable law and the City's Charter and ordinances.

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

**Section 1. Appointment.** Council Member \_\_\_\_\_ is hereby appointed to serve as Mayor Pro Tem of the City of Morgan's Point Resort, Texas.

**Section 2. Duties.** The Mayor Pro Tem shall perform all duties and exercise all powers of the Mayor during the Mayor's absence, disability, or inability to perform the duties of the office, as provided by law and the City's governing documents.

**Section 3. Term.** The appointment shall remain in effect until \_\_\_\_\_ or until a successor is appointed by the City Council.

**Section 3.** That the matter and facts recited in the preamble hereof are found and determined to be true and correct.

**Section 4. Open Meetings:** This resolution was approved by the City Council at a regular scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

**Section 5. 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 6. Effective Date:** This Resolution shall become effective July 14, 2026, and its authorization shall continue in full force and effect until amended or revoked by the City.

**PASSED AND APPROVED** this the 14th day of July 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, TEXAS**

\_\_\_\_\_  
**JAMES SNYDER**, Mayor

ATTEST;

\_\_\_\_\_  
**KELLI MEROLILLO**, City Secretary

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