



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday December 9, 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

2. Invocation

3. Pledge of Allegiance

4. Citizen Comment on Agenda Items

- a. *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. Public Hearing(s)

1. **PH-25-013** Hold a public hearing for 160 Lake Forest Drive carport variance request
- a. **RS-25-040** Discuss and consider a memorandum/resolution to approve 160 Lake Forest Drive carport variance request
2. **PH-25-014** Hold a public hearing for a Budget Amendment recognizing Revenue and Expenditures for FY 2025 and to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025
- a. **OR-25-021** Discuss and consider an Ordinance approving FY 2025 Budget Amendment recognizing Revenue and Expenditures
- b. **OR-25-022** Discuss and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

6. Presentations

- a. Library Presentation

7. 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-25-027** Consider Minutes of Regular Session City Council Meeting on November 12, 2025
- b. **MN-25-028** Consider Minutes of Special Session City Council Meeting on November 18, 2025

8. Ordinances

9. Resolutions

- b. **RS-25-037** Discuss and consider a memorandum/resolution appointing members to the Planning and Zoning Commission
- c. **RS-25-041** Discuss and consider a memorandum/resolution to authorize the City Manager to enter into a contract for the purchase of a Caterpillar 60 KW Diesel Generator for the Public Safety Center
- d. **RS-25-042** Discuss and consider a memorandum/resolution to approve 16 Archer septic system and issue a variance due to lot size not in compliance with MPR Ordinance of ½ acre
- e. **RS-25-043** Discuss and consider a memorandum/resolution to approve 95 Buena Vista septic system and issue a variance due to lot size not in compliance with MPR Ordinance of ½ acre
- f. **RS-25-044** Discuss and consider a memorandum/resolution to approve 3 West Aztec accessory building variance
- g. **RS-25-045** Discuss and consider a memorandum/resolution to replat, trailer use, and new build at 18 Mustang
- h. **RS-25-046** Discuss and consider a memorandum/resolution to accept a Library Board member resignation and declare a vacancy
- i. **RS-25-047** Discuss and consider a memorandum/resolution to approve changes to authorized representatives on behalf of the City for Horizon Bank
- j. **RS-25-048** Discuss and consider a memorandum/resolution to adopt an Investment Policy in accordance with Texas Government Code Chapters 2256 (the "Public Funds Investment Act") and 2257 (the "Public Funds Collateral Act")

10. Finance Director Updates

11. City Manager Updates

12. Executive Session

The City Council will adjourn into an Executive Session for

- a. A discussion of personnel matters pursuant to Section 551.074 of the Texas Government Code
- b. A discussion of real Property Section 551.072 of the Texas Government Code –Voluntary Annexation

13. Discussion and possible action resulting from Executive Session

14. Adjournment

I certify that a copy of the 12-09-2025 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 12-03-2025 at 4:00PM 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 above stated meeting: Temple Daily Telegram. 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 254-742-3206.

Kelli Merolillo, 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.

1. [Planning and Zoning Committee Workshop](#) December 4, 2025 2:00 PM - 6:00 PM @ Mary Ruth Briggs Library
2. [Santa and Mrs. Claus](#) December 5, 2025, 6:00 PM - 8:00 PM @ Mic and Garrett Hill Event Center
3. [City Council Workshop](#) December 9, 2025, 5:00 PM - 6:00 PM @ Garrett and Mic Hill Event Center
4. [City Council Meeting](#) December 9, 2025, 6:00 PM - 10:00 PM @ Garrett and Mic Hill Event Center
5. [Library Committee Meeting](#) December 10, 2025, 7:00 PM - 9:00 PM @ Mary Ruth Briggs Library
6. [Auxiliary Meeting](#) December 11, 2025, 6:00 PM - 9:00 PM @ Garrett and Mic Hill Event Center
7. [MPR Coffee with Council Member](#) December 12, 2025, 8:00 AM - 10:00 AM @ Mary Ruth Briggs Library
8. [Municipal Court - Library Closed](#) December 12, 2025, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
9. [Planning and Zoning Committee](#) December 16, 2025, 5:00 PM - 8:00 PM @ Garrett and Mic Hill Event Center
10. [City Council Workshop](#) January 13, 2026, 5:00 PM - 6:00 PM @ Garrett and Mic Hill Event Center

11. [City Council Meeting](#) January 13, 2026, 6:00 PM - 10:00 PM @ Garrett and Mic Hill Event Center
12. [Municipal Court - Library Closed](#) January 16, 2026, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
13. [Municipal Court - Library Closed](#) January 26, 2026, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
14. [Planning and Zoning Committee](#) January 27, 2026, 5:00 PM - 8:00 PM @ Garrett and Mic Hill Event Center

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 160 Lake Forest Dr. carport variance request

Agenda Item Summary: Resident requesting a variance to build a carport that will extend 18 feet from their resident garage. Residents have medical issues and would like coverage when making frequent trips to and from treatment requirements.

P&Z discussed that the variance might extend 3ft past the front build line of the property. After follow-up measurements by MPR building official, the carport would not extend past the front build line. This is not an issue.

Residents indicate they would prefer stationery covering since the garage is full of items and cannot accommodate the vehicle. Discussed the option of making garage available for harsh weather during the frequent trips by cleaning out the garage and putting items in storage building.

Also, with lot on corner, such a structure might violate the visibility triangle rule. Again, after follow-up measurements by MPR building official, this is no longer an issue.

Public Notification and Input: A public hearing was held at our June 24, 2025, meeting. There was no public input, and no one present from the owner's resident. City Council may need a Public Hearing at their December 9th meeting as a follow-up to the P&Z Public Hearing on June 24, 2025, for citizen comments or concerns.

Recommendation(s): P&Z has discussed alternatives available with residents and has received more measurements from MPR building official to indicate how far the carport would be from the street. All measurements have been made by the Building Official, and the carport placement and triangle vision restrictions are no longer an issue. Two P&Z members are favorable to the request with one member undecided. This item is being moved forward since the variance application has been requested since 4/15/2025.

Voting Yes:2

Voting Undecided:1

Agenda Item Action: To avoid further delay, P&Z is recommending moving forward to City Council for discussion and final consideration of the variance.

31707

Section 17, Block 008 (15' Setback)

(6)

Item b.

ID # 332



APPLICATION FOR VARIANCE REVIEW

Application # 25002 (City Clerk assigns number)

Date: 4-15-25

"PLEASE PRINT CLEARLY"

Name of Requestor: Lori Pagel
Address: 160 Lake Forest Drive Phone: (254) 718-2008
Email: _____

Name of Property Owner: Lori Pagel
Address: same as above Phone: same as above
Email: _____

Property ID/Legal Description/ and Address: _____

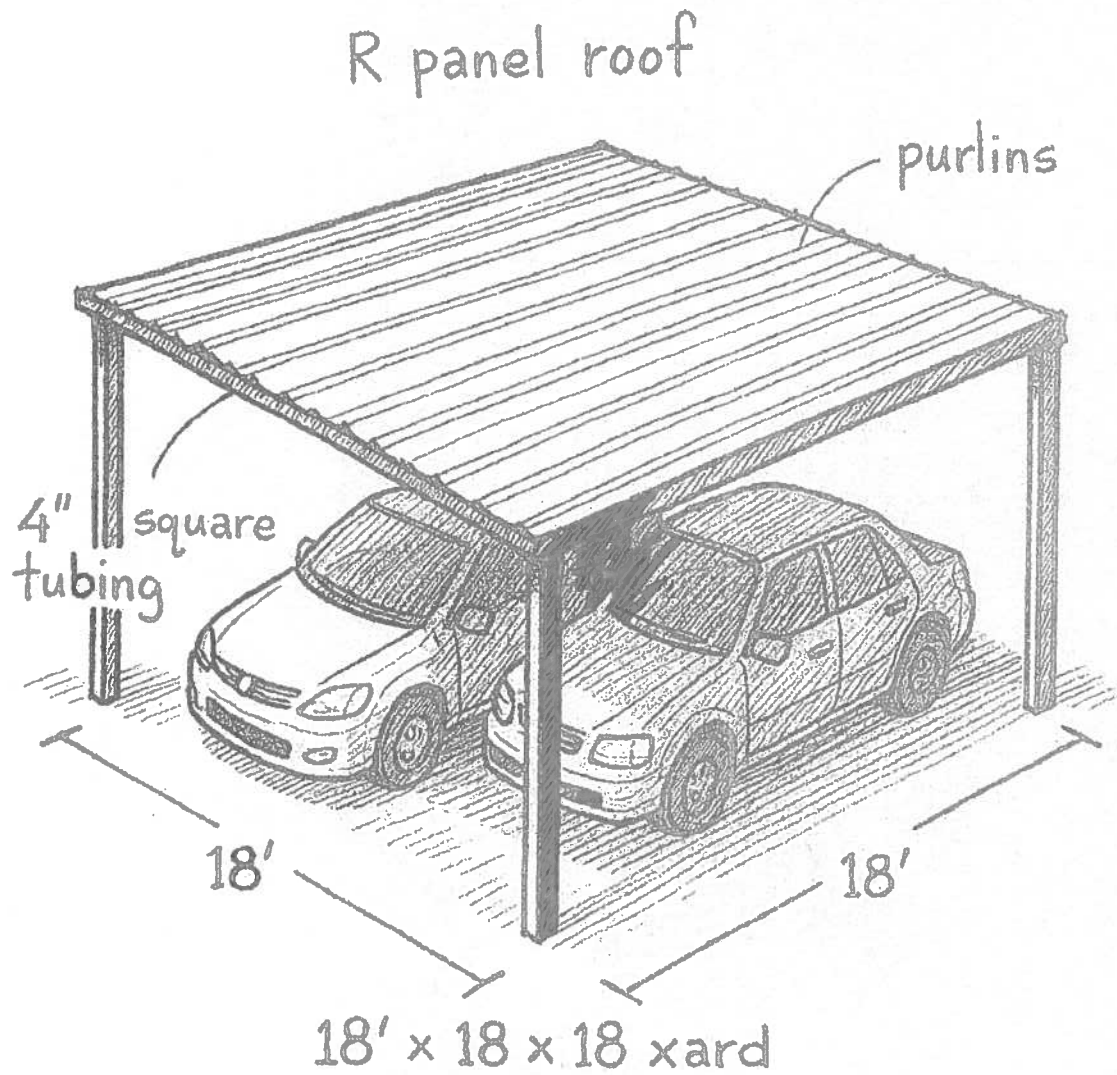
Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:
I want to place carport on driveway. I have been recently
diagnosed with major health conditions & will be
making very frequent trips to hospital & having surgery so
I wanted carport to help when weather bad.
thanks!

Signature of Owner/Requestor Lori Pagel Date 4-15-25

Signature/ City Inspector/ Code Enforcement _____ Approved/ Disapproved _____ Date _____

Signature/ Building Official/ Designee _____ Approved/ Disapproved _____ Date _____



The awning will be attached to the primary structure and will aesthetically match the cover on the left side. This will provide the owner and her mother in a wheel chair access to get in the house out of the rain and not slipping on ice in the winter.



6/25/2025, 10:53:51 AM

10

☐ Parcels ☐ Abstracts Lot Lines

Item 2.

1:56
0.01
0
0



Ken,

Ok in the 1st photo shows my tape measure sitting at the 18' mark for the requested carport. It is barely enough length to cover the vehicles. The vehicles were parked as far up as possible at this time. The second photo shows another 20' from the 18' mark to the street edge which means they were correct and the submitted drawing is inaccurate. The 3rd and 4th photos show the almost 40' long driveway and that it is not violating the visibility triangle with the placement of the carport and it would not be any kind of visual obstruction for traffic. The 5th picture shows how the carport in place will allow the resident to exit the home under cover completely to the vehicles. The porch gate is to the right and not the front walk. I don't understand why we are having such an issue approving this.

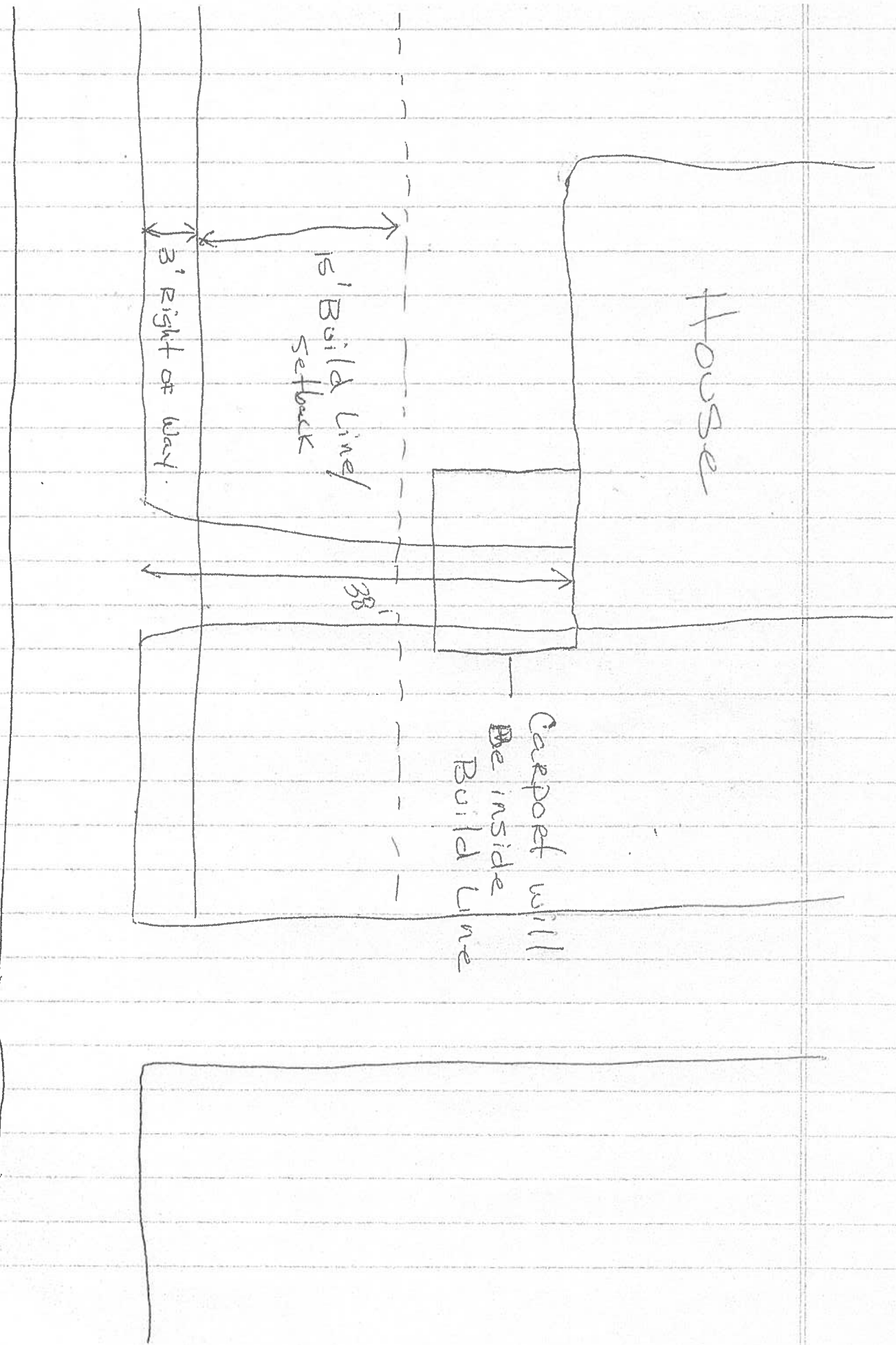
House

Carport will
be inside
Build Line

38'

15' Build Line/
Setback

3' Right of Way



ORDINANCE NO 25-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE FY 2025 ANNUAL BUDGET OF THE CITY OF MORGAN'S POINT RESORT TO RECOGNIZE REVENUE AND EXPENDITURE ACCOUNTS IN MULTIPLE OPERATING FUNDS REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024 to September 30, 2025, has been adopted by City Council in accordance with the Texas Local Government Code;

WHEREAS, it is the desire of the Morgan's Point Resort Council to amend the FY 2025 Annual Budget;

WHEREAS, the budget amendment requires City Council approval;

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

SECTION 1. That Ordinance 24-007, adopting a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2024 to September 30, 2025, be amended as to the portion of said budget as follows:

Account #	Account Description	Original Budget	Budget Change	Amended Budget
02-20-4810	State Grant (DJ-Edward Byrne Memorial Justice Assistance Grant Program/Portable Radios	14,025.00	(\$1668.54)	\$12,356.46
	Total:	\$14,025.00	(1668.54)	\$12,356.46

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 ____ day of _____ 2025, 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
City of Morgan's Point Resort, Texas 76513

ATTEST:

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

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5131601	Award Amount:	\$14,025.00
Date Awarded:	12/12/2024	Grantee Cash Match:	\$0.00
Grant Period:	10/01/2024 - 09/30/2025	Grantee In Kind Match:	\$0.00
Liquidation Date:	12/29/2025	Grantee GPI:	\$0.00
Program Fund:	DJ-Edward Byrne Memorial Justice Assistance Grant Program	Total Project Cost:	\$14,025.00
Grantee Name:	Morgan's Point Resort, City of		
Project Title:	Portable Radios		
Grant Manager:	Sylvia Garcia		
Unique Entity Identifier (UEI):	MY1GX4A1BSX8		

CFDA:	16.738 - Edward Byrne Memorial Justice Assistance Grant Program
Federal Awarding Agency:	U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance
Federal Award Date:	9/25/2023
Federal/State Award ID Number:	15PBJA-23-GG-03034-JAGX
Total Federal Award/State Funds Appropriated:	\$16,452,044.00
Pass Thru Entity Name:	Texas Office of the Governor – Criminal Justice Division (CJD)
Is the Award R&D:	No
Federal/State Award Description:	The purpose of this program is to reduce crime and improve the criminal justice system.

12/3/2025 2:02 PM

Pooled Cash

XXX7968

Amount: \$12,356.46

Statement Description: GOVERNOR FISCAL INV-PAYMTS ISA 00 0000000000 00 0000000000 ZZ 17460

Posted Date: 8/11/2025

Type: Credit

Status: Posted

[Print This Page](#)

Agency Name: Morgan's Point Resort, City of
Grant/App: 5131601 **Start Date:** 10/1/2024 **End Date:** 9/30/2025

Project Title: Portable Radios
Status: Final

Budget Details Information

Budget Information by Budget Line Item:

CATEGORY	SUB CATEGORY	DESCRIPTION	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL	UNIT/%
Equipment	Radio and Accessories	(2) Harris XL-150P Portable Radio with 3100 mAh Li-Ion battery, antenna, single-bay charger, belt clip, and with two additional batteries including shipping 6,178.23 each per package. The radios will be used directly by Law Enforcement officers in their daily operations throughout our community and surrounding communities to communicate with dispatch personnel and other officers.	\$12,356.46	\$0.00	\$0.00	\$0.00	\$12,356.46	2

You are logged in as **User Name:** mtolman1211

ORDINANCE NO 25-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AMENDING THE FY 2026 ANNUAL BUDGET OF THE CITY OF MORGAN'S POINT RESORT TO AUTHORIZE THE CARRY FORWARD OF FY 2025 EXPENDITURE ACCOUNTS IN MULTIPLE OPERATING FUNDS REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2025 to September 30, 2026, has been adopted by City Council in accordance with the Texas Local Government Code;

WHEREAS, there are outstanding purchase orders and contracts that were not completed in Fiscal Year 2024-2025, which will need to be carried forward to Fiscal Year 2025-2026 and prior year fund balance will be used.

WHEREAS, the need for additional funds requires a budget amendment;

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

SECTION 1. That Ordinance 25-018, adopting a budget for operating the municipal government of the City of Morgan's Point Resort for the Fiscal Year October 1, 2025 to September 30, 2026, be amended as to the portion of said budget as follows:

Account #	Account Description	2025-2026 Original Budget	Budget Change	Amended Budget
General Fund Expense				
02-20-6610	Vehicle Maintenance and Repair	\$22,000.00	\$5,375.21	\$27,375.21
02-20-5510	Rifles/Armor	-0-	\$ 2,598.00	\$ 2,598.00
	Subtotal	\$22,000.00	\$7,973.21	\$29,973.21
Drainage Expense				
12-00-6213	Engineering	-0-	\$80,000.00	\$80,000.00
12-00-6300	Capital Improvement	-0-	\$20,000.00	\$20,000.00
	Subtotal		\$100,000.00	\$100,000.00
Marina Expense				
15-00-6640	Building and Structure Maintenance	-0-	\$97,000.00	\$97,000.00
	Subtotal		\$97,000.00	\$97,000.00
Fleet ISF Expense				
19-80-6305	Capital Expenditures	\$75,000.00	\$142,080.45	\$217,080.45
	Subtotal	\$75,000.00	\$142,080.45	\$217,080.45
	Total:	\$97,000.00	\$347,053.66	\$444,053.66

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 ____ day of _____ 2025, 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
City of Morgan's Point Resort, Texas 76513

ATTEST:

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

**City of Morgan's Point Resort**

8 Morgan's Point Boulevard
Morgan's Point Resort, TX 76513
Phone: (254) 780-1334 Fax: (254) 780-9287

PURCHASE ORDER

PURCHASE ORDER # 26-00029
DATE: 10/8/2025

**REQUESTED BY:
MATTHEW SCHUETZE**

Police
Chief of Police
6 Lake Forest Drive
Morgans Point Resort, TX 76513

**MAIL INVOICE TO:
MORGAN'S POINT RESORT POLICE
DEPARTMENT**

Police
Chief of Police
6 Lake Forest Drive
Morgans Point Resort, TX 76513

**SHIP TO:
MORGAN'S POINT RESORT POLICE
DEPARTMENT**

Chief of Police
6 Lake Forest Drive
Morgans Point Resort, TX 76513

**VENDOR:
MAACO COLLISION REPAIR & AUTO PAINTING**

Ruben Sepulveda
1002 N Twin Creek Dr
Killeen, TX 76543

**MAIL PAYMENT TO:
MAACO COLLISION REPAIR & AUTO PAINTING**

Ruben Sepulveda
1002 N Twin Creek Dr
Killeen, TX 76543

Description	Quantity	Price Per Unit	Total Amount
Refinish Labor	4.8	\$55.00	\$264.00
Paint Materials	1	\$182.40	\$182.40
Body Labor	6.4	\$55.00	\$352.00
Taxable Part	1	\$4,576.81	\$4,576.81
			\$5,375.21

**DO NOT DUPLICATE
THANK YOU FOR YOUR BUSINESS!**

Parts

Ordered	Received	Completed

SCHUETZE, MATTHEW **19 FORD EXPLORER OXFORD WHITE**

12074
SPOT



#MAACOVER www.maaco.com
20-866514312086651432

Store # M2256

1002 N Twin Creek Dr

Killeen, TX 76543

Phone # (254) 526-4079

Fax # (254) 690-5529

Estimator: **Ruben Sepulveda**

Body Tech:

Paint Tech:

Estimated: **07/08/2025**

Date In: **07/08/2025**

Estimate #: **28822-1**

SCHUETZE, MATTHEW
6 LAKE FOREST DR
Morqans Point Resort, TX 76513-
Phone 1 (254) 727-0102
Phone 2
Phone 3
Email

19 Ford Explorer Police Intercptr 4 D

Lic:

VIN: **1FM5K8AR5KGB14447**

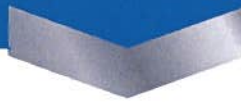
Color: Oxford White

Mileage In:

Paint Code : 4WFA, 000E6

REPAIR ORDER

Maaco Collision Repair & Auto Painting Centers are Licensed by Maaco Franchising, Inc, and are privately owned and operated



Operation	Description	Type	Part #	Qty	Amount	Labor Units	Spot Refinish	(\$)
Remove/Replace	Cvr,Front Bumper Up	New	FB5Z17D957EB	TP	1.00	841.05	1.80 BL	99.00
Refinish	Cvr,Front Bumper Up						3.60	198.00
Remove/Replace	Cvr,Front Bumper Lwr	New	FB5Z17D957AC	TP	1.00	325.60	1.10 BL	60.50
Remove/Replace	Reinf,Front Bumper	New	FB5Z17757A	TP	1.00	173.93	2.80 BL	154.00
Remove/Replace	Grille,Frt Bmpr Cvr	New	FB5Z17K945AA	TP	1.00	99.91	Incl.	
Remove/Replace	Filler,Front Bumper LT	New	FB5Z17B968CA	TP	1.00	141.05	Incl.	
Remove/Replace	Filler,Front Bumper	New	FB5Z8419APTM	TP	1.00	296.04	Incl.	
Refinish	Filler,Front Bumper						1.20	66.00
Remove/Replace	Absorber,Front Bumper	New	FB5Z17C882C	TP	1.00	66.23	Incl.	
Remove/Replace	Grille Assembly	New	FB5Z8200GB	TP	1.00	740.68	Incl.	
Remove/Replace	Brkt,Grille Mounting	New	JB5Z8B455A	TP	1.00	614.97	Incl.	
Remove/Replace	Headlamp Assy,Led LT	New	FB5Z13008AL	TP	1.00	1277.35	0.30 BL	16.50
Additional Labor	Headlamps Aim						0.40 BL	22.00
	Paint Materials			PM	1.00	182.40		

Date: 10/3/2025

Time: 12:11 PM

Page 1 of 2

At Maaco, we value your opinion. Please visit www.TellMaaco.com to tell us about your experience.



REPAIR ORDER

12074

Remarks

No other Body Work Wanted Sand/Seal
Minor Imperfections will Show
No Guarantee on Rust

Trim Removal provides Maaco's Limited Lifetime Warranty
Any areas masked off are covered by a Maaco's Prorated warranty
1 Year Full
2 Year prorated

Single stage paint may have imperfections such as dust particles that can not be buffed on, slight color difference then oe paint, modeling of metallics, ect....

No surface repair imperfections such as rock chips, scratches, crows feet, stress cracks ect... may be visible through new paint.

No national warranty if recondition declined for paint failure.

No national warranty if customer has done own body work.

No color match guarantee if panel painting.

Blending recommended for color match if panel painting!

No breakage guarantee on emblems. window visors, hood visors, ect....

Parts prices subject to change

<u>Item</u>	<u>Description</u>	<u>Code</u>	<u>Qty</u>	<u>Each</u>	<u>Retail</u>
Paint	Refinish Labor	RL	4.80	55.00	264.00
Supplies-Paint	Paint Materials	PM			182.40
Body Shop	Body Labor	BL	6.40	55.00	352.00
Parts	Taxable Part	TP			4576.81
Subtotal					5,375.21
Sales Tax					\$0.00
Grand Total					\$5375.21

Date: 10/3/2025

Time: 12:11 PM

Page 2 of 2

**City of Morgan's Point Resort**

8 Morgan's Point Boulevard

Morgan's Point Resort, TX 76513

Phone: (254) 780-1334 Fax: (254) 780-9287

PURCHASE ORDER

PURCHASE ORDER # 25-00121

DATE: 5/27/2025

REQUESTED BY:**MATTHEW SCHUETZE**

Police

Chief of Police

6 Lake Forest Drive

Morgans Point Resort, TX 76513

MAIL INVOICE TO:**MORGAN'S POINT RESORT POLICE
DEPARTMENT**

Police

Chief of Police

6 Lake Forest Drive

Morgans Point Resort, TX 76513

SHIP TO:**MORGAN'S POINT RESORT POLICE
DEPARTMENT**

Chief of Police

6 Lake Forest Drive

Morgans Point Resort, TX 76513

VENDOR:**AERO PERCISION, LLC**

2320 Commerce Street

Tacoma, WA 98402

MAIL PAYMENT TO:**AERO PERCISION, LLC**

2320 Commerce Street

Tacoma, WA 98402

Description	Quantity	Price Per Unit	Total Amount
LE Legacy - M4E1-T Complete SBR	3	\$866.00	\$2,598.00
			\$2,598.00

**DO NOT DUPLICATE
THANK YOU FOR YOUR BUSINESS!**

05-27-25-Morgans Point Resort PD

10

5/27/2025

Morgans Point Resort PD

Kyle Newsom

klyle.newsom@mprtx.us

254-721-1912

Table 1

1000



Scott Steiert
2320 Commerce St
Tacoma, WA 98402
(970) 658-7035
s.steiert@aeroprecisionusa.com

SKU	Description	QTY	Unit Price	Line Total
APLE100067	LE Legacy - M4E1-T Complete SBR - LE - 11.5" 5.56 Carbine, MOD4 10.6", MOE/SL - Ano	3	\$866.00	\$2,598.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Remarks:			Subtotal:	\$2,598.00
		0.00%	FAET:	\$0.00
		0.00%	Sales Tax:	\$0.00
			Total:	\$2,598.00

**City of Morgan's Point Resort**

8 Morgan's Point Boulevard
Morgan's Point Resort, TX 76513
Phone: (254) 780-1334 Fax: (254) 780-9287

PURCHASE ORDER

PURCHASE ORDER # 25-00368
DATE: 4/29/2025

REQUESTED BY:**SHANE SIBLEY**

Fire

Fire Chief

6 Lake Forest Drive

Morgans Point Resort, TX 76513

MAIL INVOICE TO:**MORGAN'S POINT RESORT FIRE
DEPARTMENT**

Fire Department

Nayda Santana

8 Morgan's Point Boulevard

Morgan's Point Resort, TX 76513

SHIP TO:**MORGAN'S POINT RESORT FIRE
DEPARTMENT**

Fire Chief

6 Lake Forest Drive

Morgans Point Resort, TX 76513

VENDOR:**SOUTHWEST INTERNATIONAL TRUCKS, INC**

Jennifer Pick

MAIL PAYMENT TO:**SOUTHWEST INTERNATIONAL TRUCKS, INC**

Jennifer Pick

All locations

Dallas, TX 75247

Description	Quantity	Price Per Unit	Total Amount
International Truch	1	\$109,268.14	\$109,268.14
Chassis			\$109,268.14

**DO NOT DUPLICATE
THANK YOU FOR YOUR BUSINESS!**

INVOICE



SOUTHWEST

INTERNATIONAL TRUCKS

Dallas, TX
3722 Irving Blvd, 75247
Phone (214)689-1400

Fort Worth, TX
617 N. Freeway, 76102
Phone (817)764-8800

McKinney, TX
2105 N. Highway 75, 75070
Phone (972)629-3600

El Paso, TX
1000 Horizon Blvd., 79927
Phone (915) 259-1200

Waco, TX
3920 Kuitgen Exwy I-35, 76706
Phone (254)340-6700

Arlington, TX
2401 E. Pioneer Pkwy, 76010
Phone (817)664-29000

Invoice: **01T40484**
Invoice Date: **10/01/2025**
Deal/Package: **10265/1**
Branch: **DAL**
Department: **New**

Bill-To:

CITY OF MORGAN'S POINT RESORT
8 MORGAN'S POINT RESORT
MORGAN'S POINT RESORT, TX 76513

Ship-To:

CITY OF MORGAN'S POINT RESORT
8 MORGAN'S POINT RESORT
MORGAN'S POINT RESORT, TX 76513

ID: 200404 Ph: P/O: 25-00021 Salesperson: Myke Brooks
+ SOLD UNIT(S)

Stock Number: **794270** Unit ID #: **794270** Price: **\$109,268.14**
VIN: **1HTKTSWM0SH794270**
Year: **2025** Make: **INTL** Model: **CV515**

Total Sold Unit(s):	\$109,268.14
Total FET:	\$0.00
Total:	\$109,268.14
Net:	\$109,268.14

Balance Due: \$109,268.14

Terms

Due: 10/01/2025

Remit Balance Due To:

Southwest International Trucks, Inc. - DAL
PO Box 560685
Dallas, TX 75356

Comments:

BUY BOARD CONTRACT 723-23

Mary Ruth Briggs Library Monthly Report November 5, 2025 (report for October 2025)

8310 books in the catalog with 44 added books. Value: \$101,121.82.

389 members with 0 added. Memberships 1 card per family.

557.25 volunteer hours with 29 hours added.

September Volunteer Day was held on Wednesday, October 15th with 8 volunteers in attendance. The next Volunteer Day will be November 19th.

The October Board meeting was held on October 8th, The next Board meeting will be held on November 12th.

No Explorers Program held in October due to voting at the Event Center. There will be no program in November or December due to the holidays.

The 7th Annual Library Art Show will be held Saturday, Nov. 15th at the Event Center from 6:00 until 8:30 PM. Art drop off Nov. 14th, 9-6:00 PM. Flyers are out and applications are available on the City website and paper copies at City Hall (lobby). Free to artists and patrons. Wine, food, music by the Lake Belton High School Silver Strings, and prizes and ribbons to winners of two age groups: Children and Adults 16 and up. Plus Best in Show chosen by patrons. NOW TAKING ARTIST APPLICATIONS.

Pam Robinson
Mary Ruth Briggs Library Chairperson



City of Morgan's Point Resort

Minutes

City Council Regular Session

Tuesday November 12, 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 5:59 PM

PRESENT:

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

Staff: City Manager, Dennis Baldwin

ABSENT:

None

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. Denise Seibert, 114 Great West Loop, MPR

Resident thanked the council members for the hours spent reviewing documents are correct and holding the city accountable. She thanked the Fire Department and the volunteers who helped contribute to the clean up.

b. Donna Hartman, 112 Great West Loop, MPR

Resident also thanked the Fire Department and volunteers for clean up and had one quick announcement that “Santa is Coming to Town” on the first Friday in December 5th at 6:00 PM

5. Public Hearing

- a. PH-25-011** Hold a public hearing for a Budget Amendment recognizing Revenue and Expenditures for FY 2025
- b. OR-25-021** Discuss and consider an Ordinance approving FY 2025 Budget Amendment recognizing Revenue and Expenditures
- c. PH-25-012** Hold a public hearing for a Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025
- d. OR-25-022** Discuss and consider an Ordinance approving FY 2026 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025

Public Hearings go hand in hand with Ordinances that have been rescheduled at a later date due to workshop discussions. All budget amendments need to be reviewed and approved by council.

Mayor Snyder entertained a motion to table OR-25-021 FY 2025 Budget Amendment recognizing Revenue and Expenditures and OR-25-022 Budget Amendment to Carryforward Revenue and Expenditures in multiple operating funds from FY 2025.

Motion made to table by Allyn, Seconded by Strkyer

Voting Yea: Leonhardt,, Pallin, Bishop

Motion tabled by unanimous vote (5:0)

6. Presentations

- a. PS-25-003** Department Quarterly Reports

Presentation given by Stephen Pitts, Public Utilities Director

Presentation given by BJ Scheible, Public Works Director

Presentation given by Matthew Schuetze, Director of Public Safety

Presentation given by Shane Sibley, Fire Chief

7. 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 Session Agenda will be considered immediately following the motion to approve the Consent Session Agenda.

8. Minutes

- a. MN-25-026** Consider Minutes of Regular Session City Council Meeting on October 14, 2025

Motion made to approve minutes from October 14, 2025, with adjustments.

Motion made by Pallin, Seconded by Allyn

Voting Yea: Stryker, Leonhardt, Bishop

Motion passed by unanimous vote (5:0)

9. Ordinances

- a. OR-25-023** Discuss and consider Chapter 3 Building Regulations

Motion made to table OR-25-023, Chapter 3 Building Regulations recommending to add to workshop at a later date

Motion made by Leonhardt, Seconded by Strkyer

Voting Yea: Allyn, Pallin, Bishop

Motion tabled by unanimous vote (5:0)

10. Resolutions

- a. RS 25-037** Discuss and consider a memorandum/resolution appointing members to the Planning and Zoning Commission

Motion made to table memorandum/resolution appointing members to the Planning and Zoning Commission

Motion made by Stryker, Seconded by Leonhardt

Voting Yea: Allyn, Pallin, Bishop

Motion tabled by unanimous vote (5:0)

- b. RS 25-038** Discuss and consider a resolution to approve a Name Place Designation for Morgan's Point

Motion made to adopt a resolution to approve a Name Place Designation for Morgan's Point, Texas

Motion made by Stryker, Seconded by Bishop

Voting Yea: Allyn, Pallin, Leonhardt

Motion passed by unanimous vote (5:0)

- c. **RS 25-039** Discuss and consider a memorandum/resolution to adopt an Investment Policy in accordance with Texas Government Code Chapters 2256 (the “Public Funds Investment Act”) and 2257 (the “Public Funds Collateral Act”)

Motion made to table Investment Policy in accordance with Texas Government Code Chapters 2256 (the “Public Funds Investment Act”) and 2257 (the “Public Funds Collateral Act”) and come back with different provisions in a workshop discussion

Motion made by Allyn, Seconded by Bishop

Voting Yea: Stryker, Pallin, Leonhardt

Motion tabled by unanimous vote (5:0)

11. Finance Director Updates – (Mary Tolman)

The Finance Director/ACM, Mary Tolman, provided an update on the packet provided that includes an expenditure report with errors that will need to be corrected.

Payroll initially was incorrect and is now correct.

Auditors were here this week. FY 2023-2024 audit should be ready by January. May require special audit for the fiscal year of when money spent with FEMA in FY 2024. March is the deadline for FY 2024-2025 audit to be done.

12. City Manager Updates – (Dennis Baldwin)

The City Manager, Dennis Baldwin, provided updates that this is the month that TXDOT should award FM 2483 contract.

The FY 2023-2024 audit meeting went well. FY 2019-2020 audit will provide options for council to recommend. Aging accounts receivables on financial statements. We will need to close this chapter.

Debris removal moving well. The marina contract has been executed and met with the Core of Engineers. Hold on cash for big projects until audits are in.

Backflow for pool discussion.

Introduced new City Secretary, Kelli Merolillo.

Disclaimer will be posted with Revenue and Expenditure reports that will be created, approved and published on the website.

13. Executive Session

The City Council adjourned into Executive Session at 8:43 PM to discuss the following:

- a. Personnel matters, pursuant to Section 551.074 of the Texas Government Code
- b. A discussion of real Property Section 551.072 of the Texas Government Code –Voluntary Annexation

City Council Reconvenes at 8:43 PM.

14. Discussion and possible actions resulting from Executive Session

No final action was taken.

15. Adjournment

The meeting adjourned by Mayor James Snyder at 8:43 PM

I certify that a copy of the 11-12-2025 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 11-05-2025 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 254-742-3206 .

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

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

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.

1. [Planning and Zoning Committee Workshop](#) December 4, 2025 2:00 PM - 6:00 PM @ Mary Ruth Briggs Library
2. [Santa and Mrs. Claus](#) December 5, 2025, 6:00 PM - 8:00 PM @ Mic and Garrett Hill Event Center
3. [City Council Workshop](#) December 9, 2025, 5:00 PM - 6:00 PM @ Garrett and Mic Hill Event Center
4. [City Council Meeting](#) December 9, 2025, 6:00 PM - 10:00 PM @ Garrett and Mic Hill Event Center
5. [Library Committee Meeting](#) December 10, 2025, 7:00 PM - 9:00 PM @ Mary Ruth Briggs Library
6. [Auxiliary Meeting](#) December 11, 2025, 6:00 PM - 9:00 PM @ Garrett and Mic Hill Event Center
7. [MPR Coffee with Council Member](#) December 12, 2025, 8:00 AM - 10:00 AM @ Mary Ruth Briggs Library
8. [Municipal Court - Library Closed](#) December 12, 2025, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
9. [Planning and Zoning Committee](#) December 16, 2025, 5:00 PM - 8:00 PM @ Garrett and Mic Hill Event Center
10. [City Council Workshop](#) January 13, 2026, 5:00 PM - 6:00 PM @ Garrett and Mic Hill Event Center
11. [City Council Meeting](#) January 13, 2026, 6:00 PM - 10:00 PM @ Garrett and Mic Hill Event Center
12. [Municipal Court - Library Closed](#) January 16, 2026, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library

13. Municipal Court - Library Closed January 26, 2026, 2:00 PM - 4:00 PM @ Mary Ruth Briggs Library
14. Planning and Zoning Committee January 27, 2026, 5:00 PM - 8:00 PM @ Garrett and Mic Hill Event Center

DRAFT



City of Morgan's Point Resort

Minutes

City Council Special Session

Tuesday November 18, 2025

5:00 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 5:03 PM

PRESENT:

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

Staff: City Manager, Dennis Baldwin

ABSENT:

None

2. 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) Andrea Hankins, 35 Tanyard

Resident formally addressed the Council citing concerns over of the EDC Agenda and the Special City Council Session Agenda with time discrepancies potentially being in violation of the Texas Open Meetings Law.

3. Executive Session

The City Council adjourned into Executive Session at 5:09 PM to discuss the following:

- a. Personnel matters, pursuant to Section 551.074 of the Texas Government Code

- b. Real Property Section 551.072 of the Texas Government Code – Voluntary Annexation

City Council Reconvenes at 5:35 PM. No final action was taken.

4. **Special Session 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 Special Session Agenda will be considered immediately following the motion to approve the Special Session Agenda.

- a. **RS 25-040** Discuss and consider adopting a Resolution 2025-2026 EDC Work Plan

Mayor entertained motion to adopt 2025-2026 EDC Work Plan as presented.

Failed due to lack of motion.

Motion dies (0:5)

- b. **OR 25-024** Discuss and consider adopting an Ordinance 2025-2026 EDC Budget

Mayor entertained motion to table 2025-2026 EDC Budget.

Motion made by Allyn for EDC to provide specificity on \$236,000 in business development to break that down on the budget, Seconded by Leonhardt

Motion tabled by unanimous vote (5:0)

- c. **RS 25-041** Discuss and consider adopting a Resolution 2025-2026 Mid-Year Timeline Updates

Mayor entertained motion to table 2025-2026 Mid-Year Timeline Updates

Motion made by Allyn , Seconded by Leonhardt

Voting Yea: Stryker, Pallin, Bishop

Motion tabled by unanimous vote (5:0)

5. **Executive Session**

The City Council adjourned into Executive Session at 7:48 PM to discuss the following:

- a. Personnel matters, pursuant to Section 551.074 of the Texas Government Code
- b. Real Property Section 551.072 of the Texas Government Code – Voluntary Annexation

6. **City Council Reconvenes at 8:06 PM – City Council action on agenda items discussed in Executive Session**

- a. Consider request for voluntary annexation of property from Dr. John Henderson and Donnie Vanelli

Mr. Vanelli provided a presentation with an option of two proposals. Mr. Vanelli stated that he has approximately 23 acres of land and 3.5 acres to donate with Proposal A or Proposal B of the Villas del Sol Association Land donation, annexation.

Proposal A consisted of a City Road with the City to accept the Private Road as a City Road as is. Proposal B consisted of a Private Drive with up to three lots that can be accessed by a private driveway.

Discussion with council on any objections that need remedied before moving onto next steps with providing appropriate plats for approval.

No final action was taken.

7. Adjournment

The meeting adjourned by Mayor James Snyder at 8:07 PM

I certify that a copy of the 11-18-2025 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 11-12-2025 at 4:00PM 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. 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 .

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: Discuss and consider potential new Planning and Zoning members.

Agenda Item Summary: MPR has received three new applications for membership in the Planning and Zoning Committee. The applications are attached for City Council review and discussion. P&Z met with two of the three applicants at our November 13th meeting and reviewed background, reasons for becoming a member and let the applicants ask current P&Z members questions regarding the position.

Each expressed interest in being involved in the current and future direction of their community. Since they were present at our November 13th meeting they got a firsthand look at the requests and challenges presented both from a residents and city management standpoint.

Public Notification and Input: None

Recommendation(s): P&Z recommends City Council consideration for P&Z membership Andrew Roberts and Maria Martinez, both residents of MPR, for more than one year. The third applicant Christopher Walker would be an alternate for future placement on the P&Z committee after he has been a resident of MPR for at least one year. He has been a resident for about one month.

P&Z will determine whose membership will expire on 9/30/2026 and whose will expire on 9/30/2027 in order to maintain staggered terms.

Voting Yes:4

Voting No:0

Agenda Item Action: City Council consideration of membership to Planning and Zoning for Andrew Roberts and Maria Martinez, with Christopher Walker as an alternate selection if membership falls below 7 members.

(8)

Andrew Roberts

20 Tejas Lane | Morgan's Point Resort, TX 76513

andrew@matousconstruction.com [REDACTED]

July 15, 2025

To the Members of the Planning and Zoning Commission
City of Morgan's Point Resort
8 Morgan's Point Blvd
Morgan's Point Resort, TX 76513

Dear Members of the Commission,

I am pleased to submit the enclosed application to serve on the Morgan's Point Resort Planning and Zoning Commission. As a licensed Professional Engineer and local General Contractor, I bring a practical, solutions-oriented perspective that aligns with the city's goals for thoughtful development and responsible land use.

Having worked for many years in both engineering design and construction management, I am well-versed in development codes, infrastructure planning, and the technical implications of zoning decisions. My experience working on a variety of municipal projects has given me a clear understanding of the balance required between regulatory oversight and real-world feasibility.

Morgan's Point Resort has undergone a remarkable transformation—from its beginnings as a lakeside recreational retreat to the growing residential community it is today. I believe that this evolution presents both exciting opportunities and important challenges. As our city continues to develop, I am committed to helping ensure that future development reflects the values of our citizens, enhances the character of the community, showcases our natural assets, and supports long-term sustainability.

I would be honored to contribute to this process as a member of the Planning and Zoning Commission. Thank you for your time and consideration. I welcome the opportunity to further discuss how my background and local commitment can benefit the city and its residents.

Sincerely,
Andrew Roberts





Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Andrew Roberts

Your Preferred Number: [REDACTED]

Your Address: 20 Tejas Lane

How long have you lived in Morgan's Point Resort: We have owned property since May 2020. MPR became our primary residence in April 2024.

Your email address (please print clearly):

andrew@matousconstruction.com

Briefly describe why you would like to join:

As a General Contractor and Professional Engineer, I believe I have a technical aptitude and the practical experience to help guide the development of our community for the benefit of all citizens. MPR has an interesting history of development which presents unique challenges and opportunities for creative decision-making as the population evolves.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role):

University of Mary Hardin Baylor - Engineering Advisory Board Member

Providence Preparatory School - I volunteer with the Theatre Department, Classroom Enrichment Programs, and Planning/Facilities Consultation.

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: 

Date: 7-15-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes

☐ No

☐ Perhaps



(8)

Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Maria Alicia Martinez

Your Preferred Number: [REDACTED]

Your Address: 3 Vista Dr

How long have you lived in Morgan's Point Resort: 12 years

Your email address (please print clearly):

mariaamrtzn38@gmail.com

Briefly describe why you would like to join: I would like to join this city committee because I care deeply about improving our community and believe in working together to make a positive impact.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role): carenetwork lulac, Jesus 24/7 ministry

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: Maria Alicia Martinez Date: 10-24-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes
X

☐ No

☐ Perhaps

(8)



Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Christopher Ryan "Cody" Walker

Your Preferred Number: [REDACTED]

Your Address: 5 Billy the Kid drive, Belton, Tx 76513

How long have you lived in Morgan's Point Resort: Two weeks

Your email address (please print clearly):
Christopher-Walker5@icloud.com

Briefly describe why you would like to join:

Recently submitted a fence permit & experienced issues with property lines & misreading of city property vs 642" line vs ~~my~~ property boundaries & want to ensure others aren't directed through unnecessary channels & boards that create delays & additional expenses.

Are you currently involved in any volunteer work? ☐ Yes ☒ No

If yes, your current organizational affiliations (name of organization and your role):

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

unless away for military duty CU

Your signature: [Signature] Date: 10-20-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☐ Yes ☐ No ☒ Perhaps

PLANNING & ZONING COMMISSION
Morgans Point Resort Summary Sheet

Agenda Item: P&Z membership extension approval

Agenda Item Summary: Three members of the P&Z committee's terms have expired and need approval by City Council to extend their membership for the next two years. P&Z members are on staggered terms.

The members needing approval for their extension are:

Leslie Minor

Louis Guillaud

Ken Hobbs

Our two other members, Tom Edwards and Thomas Westmoreland, terms do not expire until 9/30/2026.

Public Notification and Input: None

Recommendation(s): City Council consideration for expiring member extensions to 9/30/2027.

Voting Yes:4

Voting No:0

Agenda Item Action: City Council approval for expiring member extensions to 9/30/2027

CITY COUNCIL MEMORANDUM

RS-25-041

AGENDA ITEM

**AUTHORIZE THE CITY MANAGER TO ENTER
INTO A CONTRACT FOR THE PURCHASE A
CATERPILLAR 60KW DIESEL GENERATOR FOR
THE PUBLIC SAFETY CENTER**

ORIGINATING DEPARTMENT

Public Safety

BACKGROUND INFORMATION

Previously, with limited exceptions, before a City enters into a contract that requires an expenditure of more than \$50,000, it must comply with the procedures for competitive sealed bidding or competitive sealed proposals in Chapter 252 of the Texas Local Government Code. This statute recently was amended, and the amount was increased from \$50,000 to \$100,000. Per Texas Local Government Code §252.022(a), as an alternative to competitive sealed bidding or proposals a City may use the following procurement methods: (1) the reverse auction procedure for purchasing in Section 2155.062(d) of the Government Code; (2) a cooperative purchasing program under Subchapters D and F of Chapter 271 of the Local Government Code; or (3) a method described by Chapter 2269 of the Government Code (alternative procurement methods for City construction projects). The City's Procurement Policy and Procedures Manual, Chapter 13, addresses purchases over \$50,000 and Chapter 17 addresses Cooperative Purchasing. Even though the State has amended the amount, the City's Procurement Policy states any purchases over \$50,000 must be approved by City Council.

The Public Safety Department requests approval to purchase a 60KW Caterpillar Diesel Generator and related equipment. The quote totals \$95,730 for the generator and related equipment. The FY 2026 Budget includes a total of \$90,000 for the purchase of the generator to replace the existing generator that has been inoperative for several years and is in a non-repairable state.

For the purchase of this equipment, the vendor (Holt Power Systems) is a member of the Texas BuyBoard, which is a cooperative purchasing program under the state requirement.

FISCAL IMPACT

During the FY 2026 budget process, \$90,000 of funding was allocated for the acquisition of a generator and related equipment for the Public Safety Center. That funding was allocated in budget line 02-20-6305. The total cost of the generator and related equipment, per the attached quote, is \$95,730. The remaining \$5,730 that was not specifically allocated will come from the General Fund, City Manager Contingency (02-01-6434).

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to enter into a contract for the purchase a 60KW Caterpillar Diesel Generator and related equipment for the Public Safety Center.



Austin • Brownsville • Corpus Christi • Dallas • Edinburg • Ft Worth • Laredo • Longview • Pflugerville • San Antonio • Victoria • Waco

Quote No: 31375926
Quote Date: 11/24/25
Quote Expires: 12/24/25

Re: Morgan's Point Police – 60KW

Greetings,

We are pleased to submit the following confirmation of our quote. Holt Power Systems proposes to furnish this equipment at the attached quoted price.

If Start-up is included, Holt Cat will arrange for initial start-up services at no additional charge. These services include a check of wiring continuity, safety shutoffs and controls; including automatic transfer switches or paralleling gear on and related to the unit that we supply.

Load bank testing is provided if requested or required by specifications. Holt Cat will arrange for the load banks and the personnel to conduct the test, with fuel being the responsibility of others. All work is to be conducted during normal Holt working hours (Monday –Friday, 7:30 AM – 4:30 PM, excluding national holidays) unless otherwise stated with in this quotation. (Please provide at least two-week notification before startups). Additional charges may be added for worked requested to be done outside HPS standard business hours, or holiday. Installation is to be by others.

Thank you for the opportunity of quoting this project. Holt Power Systems remains at your disposal for any additional information or assistance that you may require.

Sincerely yours,

Matt Hodges
Power Systems Sales
5665 SE Loop 410
San Antonio, TX 78222-3903
Cell: 512-803-5531
matt.hodges@holtcat.com



CAT 60KW Diesel Generator Set

BILL OF MATERIAL

Quantity	Characteristic Name	Feature Code	Feature Description
1	PGS EMISSION CERTIFICATION	CERTESE_I	EPA STATIONARY EMERGENCY
1	VOLTAGE OPTION	60H240S_I	60HZ 1PH 240/120V
1	APPLICATION INDICATOR	STANDBY_I	STANDBY POWER
1	ENGINE RATING	KW00060_I	60 Hz, 60 kW
1	CONFIGURATION	NAC305P_I	D60GC
1	UL LISTING	ULLIST_I	UL 2200 LISTED PACKAGE GEN SET
1	GOVERNOR TYPE	ADEMA4_I	ADEM A4 GOVERNOR
1	MARKET WORK CODE	MWCODEF_I	STANDBY POWER
1	PERMANENT MAGNET	PMEXCI3_I	PERMANENT MAGNET GENERATOR
1	SPACE (ALT) HEATER KITS	AH1H_I	ALT SPACE HEATER
1	ALTERNATOR TEMPERATURE RISE	GENT105_I	105C TEMP RISE OVER 40C AMB
1	ALTERNATOR	OGNSEJG_I	ALT M2235L4 JG
1	ALT POWER	FULLPWR_I	FULL POWER
1	GEN MOUNTING & DUCT PLATE	GENMTG1_I	GEN MTG & DUCT PLATE 1
1	BASE TYPE (MOUNTING OPTION)	FTDW044_I	INTEGRAL TANK BASE, 24HR, 123 gallon, UL142
1	FUEL TANK OPTIONS	FFLCK_I	FUEL TANK FILL PIPE & LOCK CAP
1	FUEL LEVEL ALARM	FAHL90_I	AUDIO & FUEL ALARM (90% LEVEL)
1	FUEL VENT PIPE	FSTDVP_I	VENT PIPE-STD
1	EMERGENCY FUEL VENT PIPE	FFULEV3_I	EMERGENCY FUEL VENT PIPE UL-3"
1	ENCLOSURE	ENCSAB1_I	Sound Attenuated LEVEL 2 ENCLOSURE WHITE B1
1	NFPA110 BUNDLE	NFPA01_I	NFPA BUNDLE
1	GEN RUNNING & FAULT RELAY	EMCCAS5_I	GEN RUNNING & FAULT RELAY
1	PANEL MOUNTED AUDIBLE ALARM	PAA1_I	PANEL MOUNTED AUDIBLE ALARM
1	BATTERY OPTIONS	BAT2465_I	WET BATTERY
1	BATTERY CHARGERS	BTC1028_I	BATTERY CHARGER 10 AMP
1	JACKET WATER HEATER	WHH2_I	JACKET WATER HEATER
1	CURRENT TRANSFORMER	CT0300A_I	CURRENT TRANSFORMER 300:5
1	COOLANT RESERVIOR	CWRESV_I	COOLANT RESERVIOR
1	COOLANT LEVEL SHUTDOWN	WSS1_I	LOW COOLANT LEVEL SHUTDOWN 1
1	OUTPUT EXPANSION MODULE	EXPMD01_S	OUTPUT EXPANSION MODULE
1	INPUT EXPANSION MODULE	EMCSD20_S	INPUT EXPANSION MODULE
1	1ST CIRCUIT BREAKER	CB0252A_I	250A LSI 100% RATED BREAKER
1	NEUTRAL BARS	NTS250_I	NEUTRAL BAR 150A & 250A
1	RADIATOR	STD RAD_I	STANDARD RADIATOR
1	REMOTE E-STOP BUTTON	EMGSTP1_S	REMOTE E-STOP BUTTON
1	TELEMATICS HARDWARE	PL444_I	PRODUCT LINK 4G LTE TELEMATICS
1	CELLULAR BAND	AM_I	AMERICAS BAND
1	REMOTE ANNUNCIATOR	ANNR02_S	REMOTE ANNUNCIATOR
1	TELEMATICS HARDWARE CERTIFIED	TCVYES_I	ACCEPT - REVIEW LINK IN DESC
1	TESTING - GENERATOR SET	TST0035_I	TEST - PKG GEN SET 1.0 PF
1	Freight		
1	Startup with load bank test		
1	Training		

Automatic Transfer Switch:

Quantity	Characteristic Name	Feature Code	Feature Description
1	ATS CONTROLLER	TRU01CG_I	TRUONE CG CONTROLLER
1	ATS TRANSITION TYPE	OPENTRA_I	OPEN TRANSITION
1	ATS OPERATION TYPE	STANBYP_I	STANDARD
1	ATS ENCLOSURE	N3R0302_I	NEMA 3R 260A
1	ATS AMPERAGE RATING	0260AMP_I	260 AMPS
1	MECHANICAL LUGS	ATSMLS0_I	MECHANICAL LUGS - STANDARD
1	ATS VOLTAGE	208T408_I	120/240V /60Hz
1	PHASE	SINGLEP_I	SINGLE PHASE
1	NEUTRAL	SWNEUTR_I	SWITCHED NEUTRAL (4 POLE)
1	ATS MECHANISM TYPE	CONTACT_I	CONTACTOR
1	PRICING - TRUONE	CGOJ3XX32	CGOJ3XX32
1	GROUND BUS	TRU0GB6_I	TRUONE 12-#2-600M CABLES
1	EKIP MODULES	EKIP0R2_I	MODBUS RTU + 2 IO
1	AUXILIARY POSITION CONTACTS	POSCONB_I	2 NO and 2 NC
1	HEATER/THERMOSTAT	TRHTRH6_I	TRUONE HEATER/T-STAT - 240V

Qty. 1

Rental gen for cutover & Oncor meter pull

Qty. 1

Overtime for overnight cutover.

Turnkey quote:

Items to be furnished and/or installed by Sun*Tech:

- Demo of the existing Generac ATS
- Removal of the existing Generac generator
- Installation of the new ATS
- Installation of the new Caterpillar diesel generator onto the existing slab
- Extension of existing conduit and wire as necessary
- Disconnect and cap the existing propane fuel line
- One full tank of diesel fuel
- Electrical Permit
- Assist Holt/CAT with startup of generator equipment

Clarifications:

- Sun*Tech's work is limited to the above provided scope of work. No assumptions shall be made that any material or services will be supplied unless specifically listed above.
- Sun*Tech will fill the generator with one full tank of diesel fuel. Any subsequent fuel needed due to operation of the unit outside of the normal start up sequence shall be provided by others.
- Removal of fuel and other hazardous materials by others.
- Haul off and disposal of existing generator by others
- No TAXES are included in this proposal.
- Pricing valid for 45 days from date listed above.

Customer List price.....\$100,516.50

Texas BuyBoard Price.....\$95,730.00

****PLEASE REFERENCE TEXAS BUYBOARD CONTRACT #788-25****

Local, state, sales or TERP taxes, which may be applicable, are not included.

Notes, Clarifications and Exceptions:

- **All fuel for top off by others, testing is covered. This quote is based off email information and a site visit. If additional equipment or services are needed above this BOM Holt will requote accordingly.**

Accessories & Services Included:

- Delivery to jobsite
- Startup w/ 2 hour resistive load bank testing
- O & M and Parts manuals
- Soft copy Submittals
 - Hard copy submittals can be provided upon request

Accessories & Services NOT Included:

- Factory Witness Testing (not specified)
- Training will be provided
- Generator Load Side Cable Lugs
- Infrared Scanning
- Coordination / Arc Flash Studies and Labels
- Independent Testing Agency
- NETA Testing
- Construction and Fuel Tank permits and/or registrations
- Offloading of equipment at jobsite
- Protection from damage after delivery
- Cleaning and/or repairs from damage done by others after delivery
- Installation of equipment shipped loose (Exhaust and Fuel Tank accessories)
- Fuel for startup and testing

-HOLT POWER SYSTEMS TERMS & CONDITIONS-

- Proposal** This proposal is provided to meet the intention of the project equipment requirements. Some interpretational differences between our proposal and the specifications may exist; therefore the above bill of material contains our offer for this project. None other is expressed or implied unless stated in writing.
- Pricing** This Proposal is valid for 30 days from the date of proposal unless specifically noted otherwise.
- Taxes & Permits** This Proposal excludes any local, state and TERP applicable sales taxes, permits and licensing. Taxes, unless otherwise stated are not included in our Proposal. Note that a 2% additional charge is required by the state of Texas for all stationary engine equipment due to emission restrictions. This is in addition to any state and local taxes that may be required. No permits are included in this proposal unless specified in the preceding proposal.
- Lead Time** Standard delivery of proposed Caterpillar Generator Set to jobsite will be confirmed after receipt of order and submittals are approved and credit terms are agreed.
- The quoted lead-times are standard from the factory at the time of this quotation. In some cases lead-times maybe able to be improved to assist in customer needs. Please call and inquire about possible improved lead-times.
- Note: The Caterpillar factory has mandatory factory shutdowns for two weeks in December/January and one week in July. The length of those shutdowns will extend lead-times on orders entered at those times. Orders, which include non-standard features, may require additional time before shipment. Consult with your Caterpillar dealer at the time of order.
- Special Notes** It is the responsibility of the customer to verify the voltage, number of poles in ATS, terminal conductor sizes and other Bill of Material items quoted above as compared to the requirements of this project. Lugs for terminations are included but is the responsibility of the customer to ensure compatibility. Holt Cat will not supply new lugs once submittals are approved.
- Fuel Tank** Changes occur at the municipal level in regard to fire code requirements. Unless otherwise stated within the body of this quotation, the fuel tank included is as specified by the written specifications of this project (if specifications were supplied at the time of quotation). The specifications may be in conflict with City Fire Codes for the location of the project. Responsibility for local code compliance is with the specifying engineer and those responsible for the permits for the project.
- Payment Terms** Payment due in full Net 30 after delivery with approved Holt credit or COD at time of shipment.
- In cases where retainage is required, a maximum of 10% retainage will be allowed. The balance of retainage is due after startup-up/ commissioning services of equipment provided by Holt Cat is completed.
- Sales tax will be added to invoice. Resale tax certificate must be on file with the Holt credit department for tax-exempt sales.

- Warranty** Caterpillar's standard two (2) year warranty applies for standby applications, unless otherwise noted. Standard manufacturer's warranty applies to all non-Caterpillar equipment. Copies of warranty statements are available upon request.
- Cancellation** There will be a minimum 25% cancellation fee for orders cancelled, once placed and accepted by Holt Power Systems. Cost of custom components, completed fabrication, or any other work performed at the time of cancellation will be added to the cancellation fee. If all material have been acquired the cancellation fees will be 100%. Caterpillar content, 14 days after orders placed will be 100% of the order. Written notice of cancellation is required.

General Clarifications

Holt Power Systems is an equipment supplier only. No fuel, wiring, connecting, hook-up, plumbing, or other installation type labor is included in the proposal unless noted herein. This includes any control wiring to and from the generator sets to any automatic transfer switches, paralleling gear or other devices which HPS may or may not supply.

The customer is responsible for any and all installation of the above equipment. Holt personnel will perform an installation audit prior to start-up.

Unless stated otherwise in this proposal, service and/or maintenance for this equipment are not included. HPS product support service group can provide a quote to the end user of this equipment for those services under a separate proposal.

All equipment needed to perform any loading or unloading of the equipment supplied by Holt Power Systems is the responsibility of the buyer.

Holt Power Systems limits the scope of supply for this quotation to the equipment and services listed in our bill of material. Unless specifically listed in our bill of material, equipment not indicated is to be supplied by others. We have detailed the equipment proposed in the bill of material. Please carefully review it to be certain it meets your requirements.

Third party electrical testing and certifications, seismic calculations, coordination studies, stamped engineering calculations, emissions testing, NETA, infrared scanning, meg-testing or other services and material not specifically included in the preceding quotation, is not included in this proposal.

Holt Power Systems reserves the right to correct any errors or omissions.

Contracts which include penalty or liquidated damage clauses for failure to meet promised shipping dates are not acceptable or binding on Holt Power Systems, unless accepted and confirmed in writing by an officer of Holt Cat.

Holt Power Systems standard terms and conditions are included in the quotation and hereby become part of this quotation. These same terms need to be noted on any purchase order received by Holt Power Systems.

Holt Power Systems will not be responsible for any labor or material charged by others associated with the start-up and installation of this equipment unless previously agreed upon in writing by HPS.

Testing & Commissioning

If included in the proposal, all on-site startup/ commissioning, testing and training will be performed Monday through Friday during normal business hours and excluding nights, weekends, or holidays unless agreed otherwise in writing. Additional charges may be added for work requested to be done outside HPS's standard business hours, on weekends, or holiday. For those instances, standard overtime rates will apply. All permits are to be by others.

- Paralleling** Unless otherwise stated in the proposal, a single unit generator application is represented. Startup labor, controls conversion or additions and load banking for the above equipment for a system arrangement have not been included.
- Shipping** Delivery of the product unless otherwise stated is by hired independent freight carriers that may require road permitting and other requirements which are outside the responsibility of Holt Cat. Traffic delays and required routing may also delay deliveries. Holt Cat is not responsible for any delays and costs associated with those delays.
- Submittals** An order for the equipment covered by this proposal will be accepted on a "Hold for Submittal Release" basis. The order will not be released and scheduled for production until written approval to proceed is received in HPS's office.

Authorization:

I, _____ (printed name) accept the above terms and conditions on behalf of _____ (printed company name) and authorize Holt Cat to order the equipment detailed in this Proposal as per approved submittals and as described in the above Proposal.

Accepted By:

Authorized Signature Date

Printed Name & Title

Purchase Order # or Job Name Reference

Thank you for the opportunity of quoting this project. Should you require additional assistance or additional information, don't hesitate to contact me.

Sincerely yours,

Matt Hodges

Power Systems Sales

Cell: 512-803-5531

matt.hodges@HoltCat.com



PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 16 Archer septic issue variance due to lot size not in compliance with MPR ordinance of ½ acre

Agenda Item Summary: Based on information provided by residents, the owner of the lots has completed all application requirements, including consolidating 2 lots into 1 lot. The applicant has supplied MPR with the Health Department's approval of the septic design for the combined lots. The request for a variance from our ordinance requiring the lot size of ½ acre is recommended to be moved forward for City Council's consideration.

Public Notification and Input: Public Hearing was held at our November 13, 2025, P&Z meeting. There were no residents at that meeting to express their concern regarding the approved Health Department septic design.

Recommendation(s): P&Z has reviewed the required documents and is moving this variance request forward for City Council consideration.

Voting Yes:4

Voting No:0

Agenda Item Action: City Council consideration to approve the variance request to allow resident to move forward with a building permit on the lot which is less than ½ acre.

(1)

16/18 Archer



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 9/30/25

"PLEASE PRINT CLEARLY"

Name of Requestor: XENIA GARCIA
Address: 126 Sandstone Dr. Apt B Phone (737) 206-4121
Email Jarrell Tx 76531 garcia.x1990@gmail.com

Name of Property Owner: Xenia Garcia
Address: 126 Sandstone Dr. Apt B Phone _____
Email Jarrell Tx 76531 garcia.x1990@gmail.com

Property ID/Legal Description/ and Address: Section 8A Lot 1 Block 1

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

Description of Request:

See Attached statement

Signature of Owner/Requestor Xenia Garcia Date 9/30/25

City of Morgan's Point Resort Permit Application

Property address: _____

Legal description: _____ Section: 8 Lot: 1 Block: 1

Applicant: Xenia Garcia Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

Property Owner: Xenia Garcia 76537 Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

General Contractor: Antonio Garcia 76537 Phone: (512) 581-8143

Address: 185 creekside Dr Apt B Email: _____

Electrical Contractor: _____ Phone: _____

Address: _____ Email: _____

Plumbing Contractor: _____ Phone: _____

Address: _____ Email: _____

Mechanical Contractor: _____ Phone: _____

Address: _____ Email: _____

Scope of Work: New construction of single family residence, pier & beam foundation, framing, roofing, siding, windows

Estimated cost of project: _____

Aggregate building area (sq.ft.) 1,636 sq ft.

Lot area (sq.ft.) 9835.848 Living area (sq.ft.) 1,499 sq ft.

Number of bedrooms: 2

Number of bathrooms: 2

Number of floors: 2

Variance Request Statement

Your Honor,

My name is Xenia Garcia and I am here today to respectfully request a variance that would allow me to build my home on my property in Morgan's Point Resort.

In December 2022, I purchased my first lot in Morgan's Point Resort with the clear intention of building a permanent home for my small family. Before closing on the purchase, I specifically asked my realtor whether there were any restrictions or requirements that would prevent me from building. I was told I was "good to build" As long as I did not place a mobile home on the lot. Relying on that assurance, I finalized the purchase and began investing my savings and labor into preparing the property.

Shortly afterward, I was informed by a septic designer that Bell County Health Department considered the lot too small for a septic system unless I purchased the neighboring parcel. Despite the hardship, I moved forward and purchased the adjoining lot in January 2023—paying well over market value because the seller knew I needed it in order to move forward with my home.

Since then, I have invested roughly \$50,000, not including countless hours of personal labor, family and friends' labor, into making the property ready for a home. Among other things, I:

- Paid for and completed a replat survey combining both lots into one.
- Secured septic design approval from Bell County and had a septic system installed and approved for a license to operate.
- Paid the city to tap into the water main, received approval, and have paid many months of water and trash bills.
- Paid yearly property taxes on time
- Had the electric company install a transformer in preparation for service.

At every stage of this process, my applications were reviewed, approved, and acted upon by the appropriate city or county offices. I moved forward only after receiving those approvals.

It was only when I began to apply for a building permit that I was told I could not build because my property is only slightly over 0.2 acres, not the 0.5 acres required to build. This was a complete shock to me. I cannot understand why I was permitted—step by step—to invest so much in septic, water, and electrical infrastructure if the lot was never eligible for a home.

Your Honor, I am now left with a piece of property that has septic, water, and electrical readiness, but I am being told no house may be built. I cannot even sell the property to recover my investment, because no buyer would want a lot deemed unbuildable.

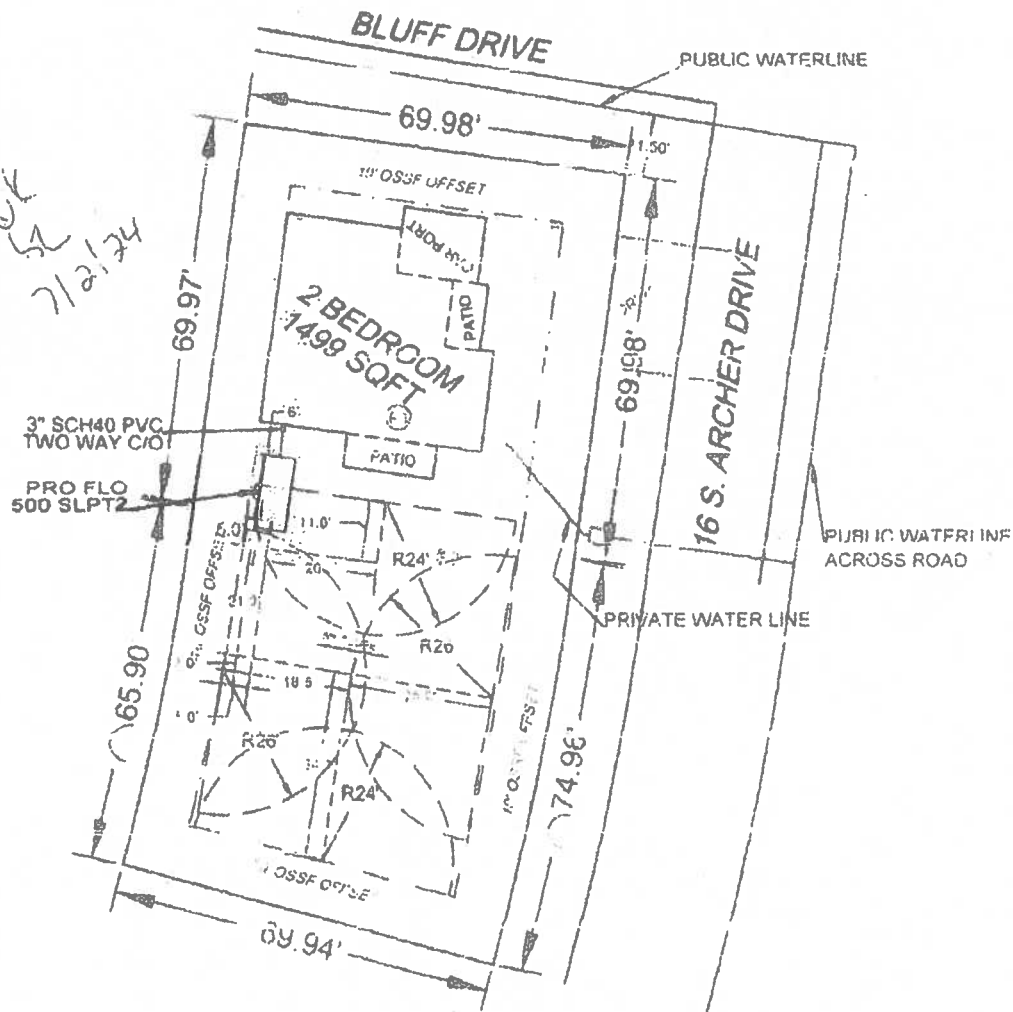
I am heartbroken. I purchased this land with the dream of building my future home. I am not asking to be excused for not knowing the building requirements, but to be heard. I did everything in good faith, following the rules, paying every required fee, and working through the proper channels. I respectfully ask that you grant me a variance so that I may continue with my plans to build a home.

PropID: 12477/102570 Deed: not yet avail



SIGNED: _____

TITLE: _____ DATE: _____



1 DETAIL SITE PLAN

BELL COUNTY PUBLIC HEALTH DISTRICT
PERMIT TO INSTALL A SEPTIC TANK SYSTEM

MPR
T 1570
Permit No.

Flood Plain No. 175 c.t.

Address 16 S Archer City Belton Zip 76513
Legal Description: Property ID# Acres 0.2258
Subdivision Garcia Estate Blk 1 Lot 1 Section
Survey Abstract No Vol. Page Doc#
Owner Xenia Garcia Phone 737-206-4121
Installer Colter Wendler Phone 254-760-7830
Amount Paid \$450 Receipt No. 23601 Date Issued 06/20/24 Permit Expires 05/21/25
Treatment: Standard Size Required Other
Aerobic ProFlo Size Required 500 Serial # PFS 53365
Disposal Type SI Area Required 3215 Area Installed 3215
Chlorinator LBC 500 51352 Type Liquid GPD 180 Soil Type MC Best Texas
No. of Bedrooms 2 Site Built Mobile Home X
Installer signature License# 31522

Commercial:

Remarks: No home on site

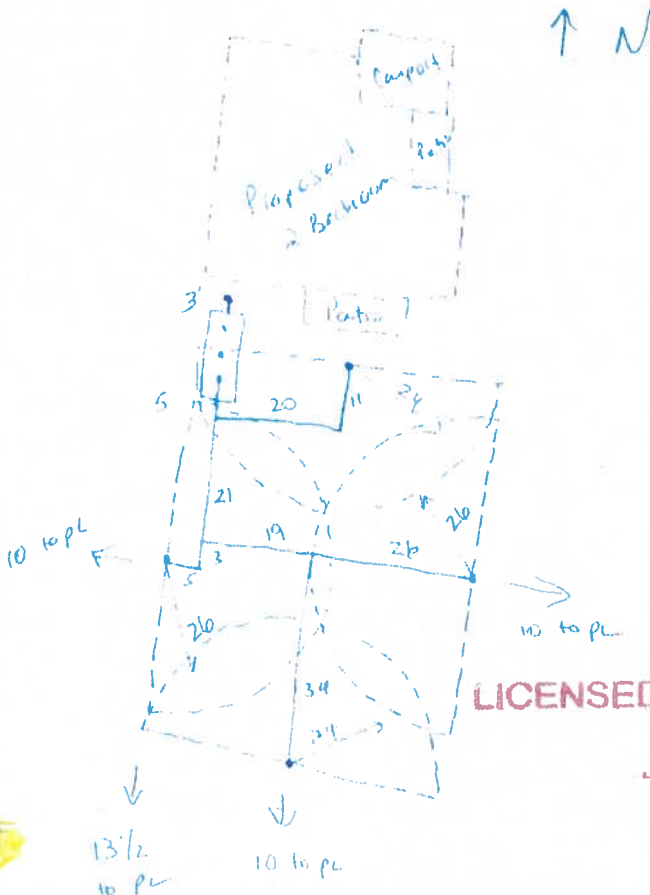
Date: 6/27/24

Drawing of System:
(Not to scale)

Inspector

STRIP MAP

DR 24824



LICENSED TO OPERATE
TO OPERATE

Reggie's
Park Pl.

Morgan's Point Rd.

Dirt road

Bluff



*** Sec. 10.02.061. - Plat requirement.**

- The owner of any tract of land divided into two or more parts to lay out a subdivision of the tract, including an addition, lots, streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

(Ord. No. 14-28, § V-1, 3-15-11).

*** Sec. 10.02.062. - Exemptions.**

- (a) The provisions of this Article shall not apply to:

(1) Sales of land by metes and bounds in tracts of five acres or more in area, except as otherwise specifically provided in this Article;

(2) Cemeteries complying with all State and local laws and regulations;

(3) Divisions of land created by order of a court of competent jurisdiction;

(4) Any subdivision of land for which a preliminary plat or final plat has been filed with the City on or before the effective date of this Article; excluding any such plan or plat for which approval has expired or hereafter expires; or

* (5) The combination of two platted lots for the creation of a more developable site and where the Planning and Zoning Commission finds that:

* a. The proposed use is the same as that for which the subdivision was platted by the subdivider;

* b. No increase is anticipated in the estimated traffic generation or utility demands; and

* c. Off-site stormwater runoff is neither increased nor concentrated.

(b) The provisions of this Article shall not apply to the division of an existing legal lot, said division being caused by the City's acquisition of a part of said legal lot, when the Council finds that the acquisition by the City is in the best interest of the public health, safety, and welfare of the citizens of Morgan's Point Resort and/or its ETJ. Upon the Council so finding, the resulting parcels shall be deemed to constitute legal lots for the purposes of developing under the requirements of this Article and other applicable City regulations. In creating said division, the Council is empowered to attach to the resulting parcels acquired by the City, and the remainder parcels not acquired by the City upon agreement with the owner, such conditions as it finds reasonable and necessary to offset any adverse effects resulting from the City's acquisition as a

part of the original legal lot, insofar as any such condition is not contrary to the spirit and intent of this Article.

(c) The provisions of this Article shall not be construed, interpreted or applied to land located within the extraterritorial jurisdiction of the City in a manner to regulate:

- (1) The use of any building or property for any lawful purpose;
- (2) The bulk, density or number of buildings on a tract or parcel of land;
- (3) The floor to area ratio of any building to be constructed on any lot; or
- (4) The number of residential units that can be built on an acre of land.

(Ord. No. 14-28, § V-2, 3-15-11)

• **Sec. 10.02.063. - Variances.**

(a) The Council may authorize variance(s) from these regulations in an open session when it is clearly shown the granting of relief in the form of a lesser standard will not impact adversely on public health, safety, general welfare, traffic conditions, and not alter the nature, character, and quality of the subdivision. No relief shall be authorized unless the Council finds:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of his land;

(2) That the relief is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(3) That the granting of the relief will not be detrimental to the public finances, health, safety or welfare, or injurious to other property in the area; and

(4) That the granting of the relief will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Article;

(5) The applicant has not created the hardship from which relief is sought.

(b) Such finding of the Council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Council meeting at which such relief is granted. Relief may be granted only when in harmony with the general purposes and intent of this Article, and does not alter the nature, character and quality of the subdivision so that the public health, safety, and welfare are secured. Pecuniary hardship to the developer shall not be the basis for any relief from these regulations.

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 95 Buena Vista septic issue variance due to lot size not in compliance with MPR ordinance of ½ acre

Agenda Item Summary: Residents requesting septic variance to the ½ acre lot minimum requirement to build on 9,100sq foot lot. Resident owns two lots in MPR and has received an aerobic system design for review by the Bell County Health Department. The Bell County application for review has been approved by Bell County on 9/24/2025 for the septic design on the two lots owned by the residents.

Chapter 10, Section 10.02.062 (5) of MPR's ordinances allows for an exemption to the required ½ acre lot size based on (5) a.b.and c. These exemptions do not require replat of the two lots into 1 consolidated lot. Since Bell County Health Department has approved the septic design, P&Z is recommending moving this forward for City Council's consideration.

Public Notification and Input: Public Hearing was held on November 13, 2025, for input from surrounding residents. There were no residents present at this hearing expressing concerns about the variance.

Recommendation(s): P&Z recommends moving this variance forward for City Council consideration. Based on the lot size exception and City Council's consideration of this variance request, if approved the residents will be able to apply for a building permit.

Voting Yes:4

Voting No:0

Agenda Item Action: City Council's consideration of the variance based on the lot size exemptions in Chapter 10 and the Bell County Health Department's approved septic design.

(2)



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: _____

"PLEASE PRINT CLEARLY"

Name of Requestor: JEFFERY R. REEVES
Address: 95 BUENA VISTA DR. Phone 254-444-6247
Email jeffreeves747@gmail.com

Name of Property Owner: SAME AS ABOVE
Address: _____ Phone _____
Email _____

Property ID/Legal Description/ and Address: 77595 MORGAN'S POINT RESORT
SECTION 15 BLOCK 30 LOT 0002 LOT 0001

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

Description of Request:

Requesting a variance to the 1/2 acre
lot minimum requirement to build on to
9100 sq. ft.

Signature of Owner/Requestor

Date 10-8-25

City of Morgan's Point Resort Building Permit Application

Property Address: 95 Buena Vista Dr

Legal Address: Section 15 Block 030 Lots: 02/01

Applicant: Lil Home Solutions LLC Phone: 251-743-7056

Address: 7838 Asa Rd

Property Owner: Jeffery Reeves Phone: 254-444-6247
Lil Home Solutions / Michael Buckner Phone: 254-713-9056

Address: 7838 Asa Rd 8347 Saddlebrook Dr Unit B Temple 76502

General Construction Contractor: Lil Home Solutions Phone: 251-743-9056

Address: 7838 Asa Rd

Electrical Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance ☐

Plumbing Contractor: Irge Gonzalez Phone: 254-718-1752

Address: _____ License # _____ Insurance ☐

Mechanical Contractor: _____ Phone: _____

Describe improvement to be constructed (Sprinkler, storage bldg, etc.):
One Manufacture Home 12x32 w/ 10x10 Front Porch

Estimated Cost of Improvements to be constructed: (OPTIONAL) \$45,000.00

Aggregate Building Area (measured in square feet): 4984

Lot Area (measured in square feet): _____

Living Area (measured in square feet): 384

Material List

Floor: 1 Roof: Metal Masonry (%): 0

Walls: 8' Fire Walls: N/A

Ceiling: 9' Siding: LP Siding

For new residences and mobile homes

Number of Floors: 1 Number of Bathrooms: 1

Number of Bedrooms: 1

City of Morgan's Point Resort Certificate of Compliance

The undersigned owner of Morgan's Point Resort City:

Hereby authorizes

To make application to the City Building official of the City of Morgan's Point Resort, Texas, for the issuance of a building permit for the undersigned to build the following improvement on said property.

Installation 12x30 1 bed / 1 Bath Prefab; Custom Built home to be trailers in
to site (the land is 9.5 Acres with Dr. 4" Rock Pad with plastic barrier
in the back corner, another 4 points, and to be skirted.

(Generally describe the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

Single Family Living Rental / Leasing / Sale

I/We certify that I/We will comply with all requirements of Ordinance 4-1, of the City of Morgan's Point Resort. I hereby certify that I have received a copy of Ordinance 4-1, Building Code. From the City of Morgan's Point Resort, Texas.

Dated this the _____ day of _____

Signature: _____

Owner

Signature: _____

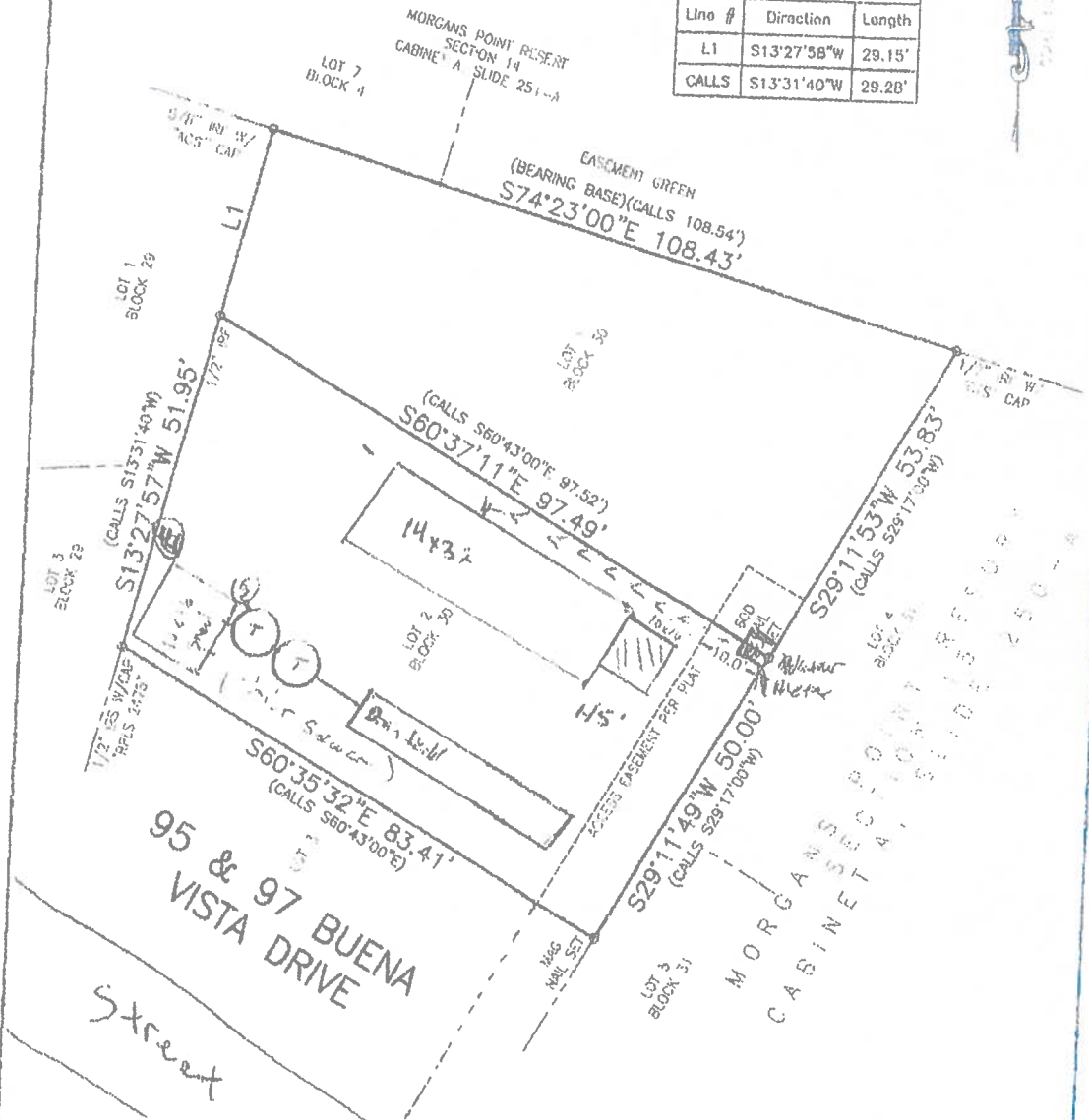
Builder/Contractor

Signature: _____

Owner/Contractor

TSPS STANDARD LAND SURVEY

Line Table		
Line #	Direction	Length
L1	S13°27'58"W	29.15'
CALLS	S13°31'40"W	29.2B'



THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, 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 is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, 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 1B, Condition 3, TSPS Standard Land Survey.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 21st day of September 2023.

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

TURLEY
SURVEYING & CONSULTING
301 N. 180 ST.
DALLAS, TEXAS 75241
WWW.TURLEY-INC.COM
214-773-2280
ENGINEERING - REG. NO. 1698
SURVEYING - REG. NO. 10056822

23-2476
1071/7B
ZMN

**BELL COUNTY PUBLIC HEALTH DISTRICT
APPLICATION TO CONSTRUCT OSSF**

PLEASE CHECK ONE

- ☐ New Installation
☒ Replacement
☐ Alteration
☐ Repair
☐ Affidavit / MC

Bell County Use Only	
EMAILED <u>Y</u> CITY <u>MPR</u>	FEE \$ <u>710</u>
AUTHORIZATION <u>granted</u>	AMOUNT PAID \$ <u>710</u> @CLOCK
APPROVED <u>9-24-25</u>	DATE <u>10/8/25</u> RECT # <u>26169</u>
REVIEWED BY: <u>IL 32491</u>	PAID BY <u>Jorge Gonzalez</u>
COMMERCIAL: <u>N</u>	VARIANCE REQUESTED: _____

Property ID # 77595 + 5734

PROPERTY OWNER'S NAME Jeffery + Jennifer Reeves

* MAILING ADDRESS 8347 SADDLE BROOK DR UNIT B Zip Code 76502 PHONE # _____

SITE LOCATION 95 Buena Vista Dr City Morgans Point Resort Zip Code 76513

LEGAL DESCRIPTION Subdivision Morgans Point Resort Block # 30 Lot # 1,2 Section # 15

or Survey Name _____ Abs. # _____ Vol. # _____ Pg. # _____ Acres 0.2

SOURCE OF WATER: Name of Public Water Supply: MPR Private Well: _____ Public Well: _____

RESIDENTIAL Number of Bedrooms 2 Square feet of living area 896

NON-RESIDENTIAL (including multi-family residence) TYPE OF FACILITY: _____

(Number of employees/occupants/units) _____ Days occupied per week _____

SITE EVALUATOR: Chad Winkler License # 28982 Phone # 254-721-1467

DESIGNER: Chad Winkler License # 4372 Phone # 254-721-1467

* INSTALLER: JORGE GONZALEZ License # 0035136 Phone # 254 760 9263

* INSTALLER EMAIL oasisconstruction21@gmail.com

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the BCPHD to enter upon the above-described property for the purpose of lot evaluation and inspection of the on-site facility and that a license to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with this agency's On-Site Sewage Facility Rules, TITLE 30, TAC Chapter 285.

* Jeffery Reeves JEFFERY & JENNIFER REEVE S 09/09/2025
Signature of Owner / Print Name / Date

Treatment	OFFICE USE ONLY		Disposal
Standard _____	Size Req _____	Type <u>Spray</u>	
Aerobic <u>ProFlo</u>	Size Req <u>500</u>		
No. of bedrooms <u>2</u>	GPD <u>180</u> Soil Type _____	Area Required <u>2827</u>	
Comments: <u>Replacement System, Using ALL space</u>			

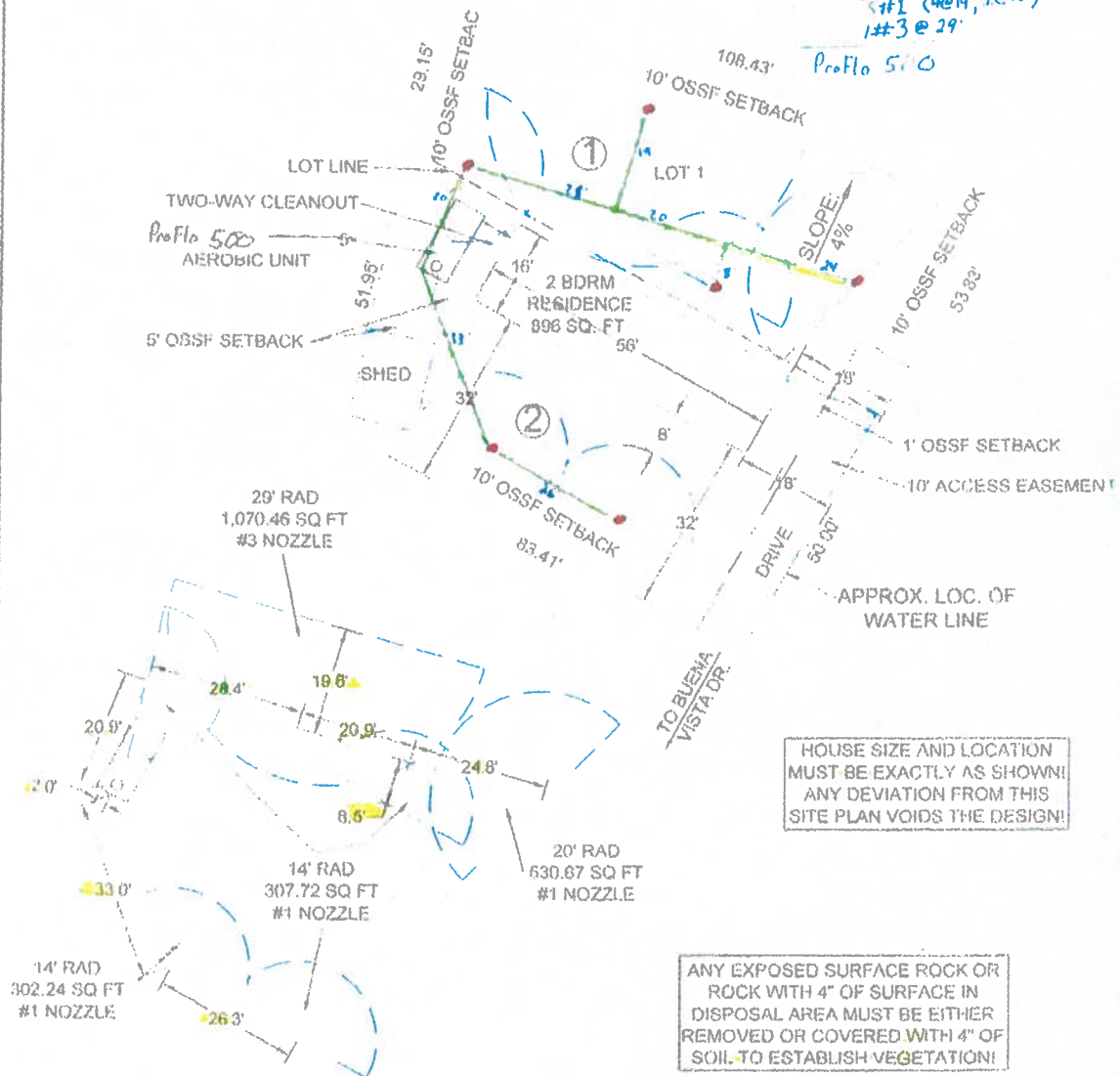
OSSF AT: 95 BUENA VISTA DR, MORGANS POINT RESORT, TX 76513

DATE: 8/18/25
 FILENAME: #2025-020

THIS DESIGN IN NO WAY CONSTITUTES A WARRANTY, EXTENSION OF WARRANTY, AND/OR GUARANTEE OF SYSTEM OPERATION OR FUNCTION. OWNER IS ULTIMATELY RESPONSIBLE FOR THE SYSTEM UPKEEP (RETAINING MAINTENANCE, REPORTING PROBLEMS, MONITORING FLOW, ETC.). THE DESIGNER IS NOT RESPONSIBLE FOR ANY LOSSES (TREES, LANDSCAPING, ETC.) DUE TO INSTALLATION, OPERATION, AND/OR FAILURE

30psi

6 SuperP.
 #1 (404', 10'18")
 #3 @ 29'
 ProFlo 500



NOTE: WINKLER SEPTIC SERVICES IS A SEPTIC DESIGNER ONLY, NOT A SURVEYOR. ALL PROPERTY LINES AND PROPERTY PINS MUST BE VERIFIED PRIOR TO SEPTIC INSTALLATION

NOTE: ALL PIPING AND VALVE BOXES SHOULD BE PERMANENTLY COLORED PURPLE AS PER TAC 30 CH 205.

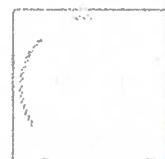
NOTE: INSTALLER IS RESPONSIBLE FOR DAMAGE TO ALL ABOVE OR BELOW GROUND UTILITIES.

NOTE: ALL KNOWN EASEMENTS SHOWN

WINKLER SEPTIC SERVICES

6901 FM 972, BARTLETT, TX 76511
 (254) 721-1467 chadwinkler2003@yahoo.com

SCALE: 1" = 20'
 FILENAME: #2025-020
 DATE: 8/18/25
 DRAWN BY: CW
 CHECKED BY: CW



Chad Winkler
 58488
 8/18/25

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 3 West Aztec accessory building variance

Agenda Item Summary: 3 West Aztec has 4 lots with a combined size of .51 acres. The current 4 lots have a single-family resident, a gazebo and one accessory building on those 4 lots. The one accessory building is scheduled to be destroyed. The residents are requesting another accessory building and placing the front of that accessory building ahead of the front of the current resident but behind the front set back line.

Our current ordinance for accessory buildings limits the overall square footage to either 1,500sq ft or 5% of the overall lot size, which ever is smaller. The 4 lots (.51 acres) would allow a maximum of 1,120sq ft (22,400sq ft X.05) of accessory building space. The gazebo is considered landscaping and not included as an accessory building.

After reviewing the 30'X50' accessory building plans and placement of that building, P&Z is recommending moving this forward to City Council for consideration. The 1,500sq ft requested building is only 1.6% (380sq ft) above the maximum 5% size. As you will note by the plans enclosed, the building should blend well with the surrounding area.

Public Notification and Input: None

Recommendation(s): Recommend moving forward to City Council for consideration based on P&Z discussion and motion at our November 13, 2025, meeting.

Voting Yes:4

Voting No:0

Agenda Item Action: City Council's consideration for a variance to the 5% accessory building limitation and front facing placement of the accessory building on the .51 acres at 3 West Aztec.

(3)



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 10/17/2025

"PLEASE PRINT CLEARLY"

Name of Requestor: SCOTT BACHRACH

Address: 3 west Aztec LN, MPR Phone 254-800-2829

Email Scott@steelergaragedoor solutions.com

Name of Property Owner: SCOTT BACHRACH

Address: 3 west Aztec LN MPR 76513 Phone 254-800-2829

Email Scott@steelergaragedoor solutions.com

Property ID/Legal Description/ and Address: 38628 / Section 5 Block 006 lot 1-4 /
3 west Aztec LN Morgans point Resort, 76513

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

Description of Request:

My wife and I would like to build a garage with a small office and small bathroom. The uses are primarily personal with some space allocated to house some trailers / equipment I currently store outside on my property for my business. I also need the space to house my personal classic cars and space to continue my welding art that I cannot do in my current small residential garage. I do not intend to use the space for habitation and I have designed the building to accommodate for the current community character.

Signature of Owner/Requestor

Date 10/17/2025

The plans provided reflect a significant investment and show my intent to supply a finished product that matches my current home and does not detract from the beauty of my community. The location chosen with desired setbacks are in such a way to preserve as many mature oaks and other trees on the property. This property improvement is of significant importance to preserving my classic car collection, provide better out of public view storage for equipment and house/store future boat or RV purchases. Please

let me know how I can improve the project to best suit the needs of ~~the~~ the Planning/Building departments as I intend to do this in the best interest of all.

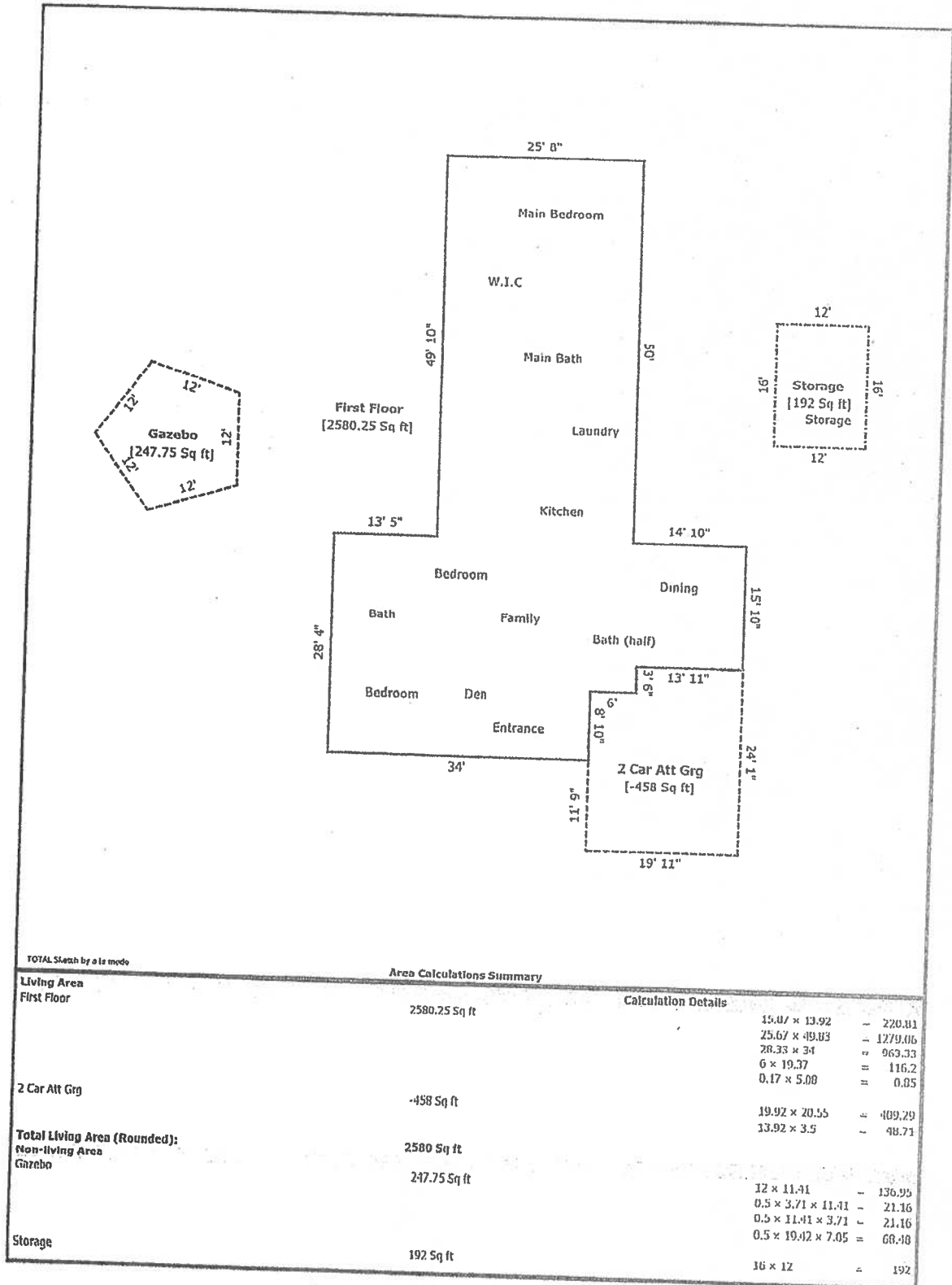
Sincerely,

Scott Brachman

Building Sketch

Page # 42 of 52

Borrower	Scott & Natalia Bachrach				
Property Address	3 W Aztec Ln				
City	Belton	County	Bell	State	TX
Lender/Client	Primis Mortgage Company	Zip Code	76513		

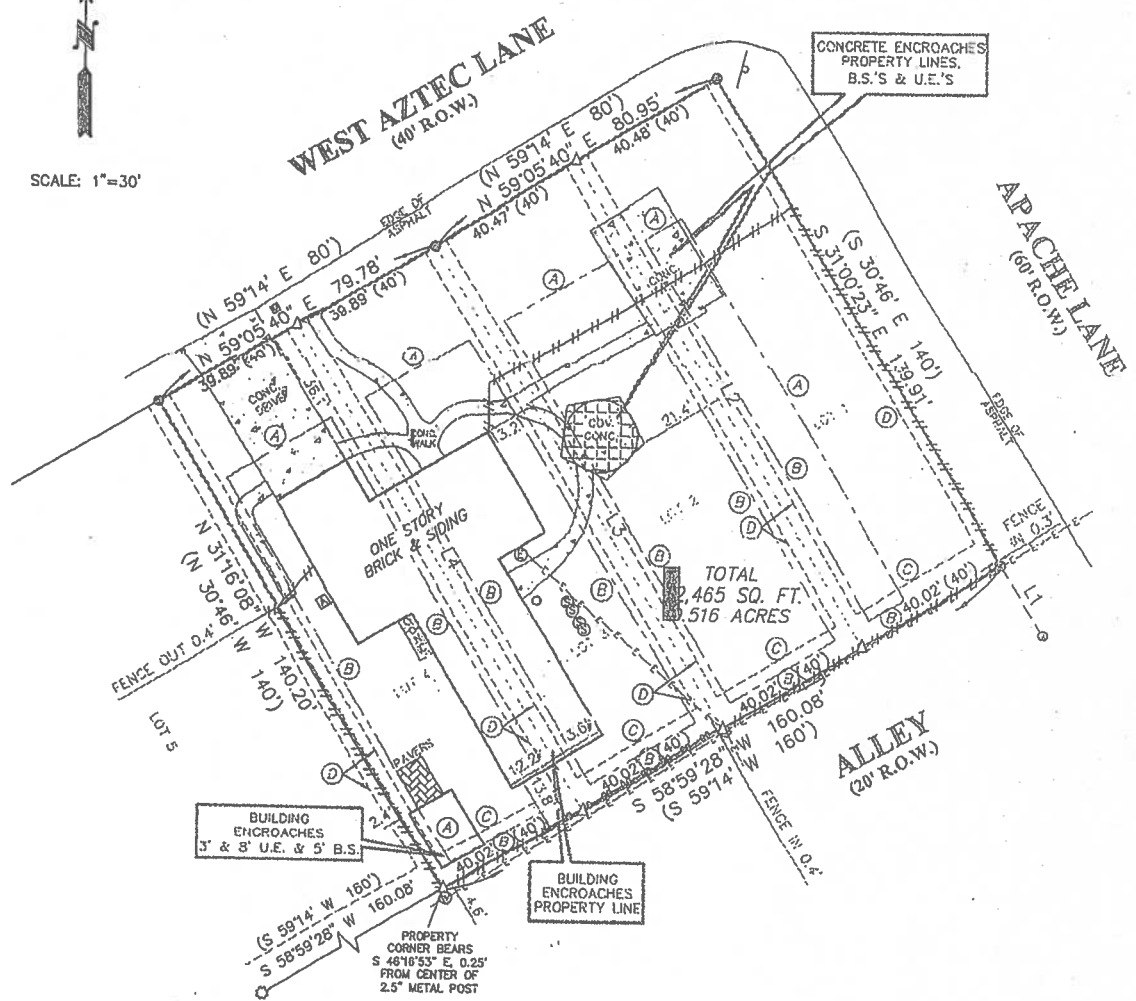


SURVEY EXAMINED AND
 ACCEPTED BY PURCHASERS
 DATE 6/14/25
 BY [Signature]

DATE _____

SCALE: 1"=30'

LINE	BEARING	DISTANCE
L1	S 31°48'55" E (S 30°46' E)	19.95' (20')
L2	S 31°11'31" E (S 30°46' E)	139.99' (140')
L3	S 31°22'37" E (S 30°46' E)	140.06' (140')
L4	S 31°19'23" E (S 30°46' E)	140.13' (140')



NOTE:
 Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

NOTE:
 AN AERIAL EASEMENT 20 FEET IN HEIGHT IS RESERVED SUCH GROUND EASEMENTS, WHERE NECESSARY, FOR THE USE BY UTILITY COMPANIES.

NOTE:
 THIS PROPERTY IS NOT SUBJECT TO EASEMENTS RECORDED IN VOLUME 679, PAGE 235 AND VOLUME 738, PAGE 218, DEED RECORDS OF BELL COUNTY, TEXAS.

NOTE:
 THIS PROPERTY IS NOT SUBJECT TO FLOWAGE EASEMENTS RECORDED IN VOLUME 624, PAGE 534, DEED RECORDS OF BELL COUNTY, TEXAS.

NOTE:
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 924, PAGE 514 AND VOLUME 1368, PAGE 503, DEED RECORDS OF BELL COUNTY, TEXAS; AND CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

EASEMENT LEGEND

(A) = 25' B.S. (924/514)
 (B) = 5' B.S. (924/514)
 (C) = 3' U.E. (924/514)
 (D) = 3' U.E. (924/514)

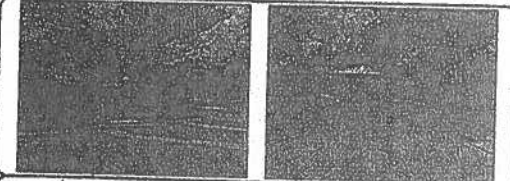
BUILDING LEGEND

(A) = SIDING BLDG. ON SKIDS
 (B) = SIDING BLDG. ON CONC.
 (C) = COMPOSITE BLDG. ON CONC.

LEGEND CONT.

○ GUY WIRE
 ○ CLEANOUT
 ○ SEPTIC AREA
 ○ A/C PAD
 ○ BRICK W/BOX
 ○ SIGN

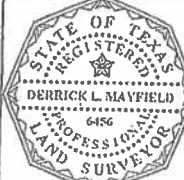
THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48027C, Flood No. 0178-E, which is Dated 08/28/2008. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the local's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portals>.

Property Address:
 3 WEST AZTEC LANE
 Property Description:
 BEING LOT ONE (1), TWO (2), THREE (3), AND FOUR (4), IN BLOCK SIX (6), IN MORGAN'S POINT RESORT CITY, SECTION FIVE, IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

Owner:
 SCOTT JOSEPH BACHRACH AND NATALIE J BACHRACH



I, DERRICK L. MAYFIELD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear hereon, to the best of my knowledge and belief.

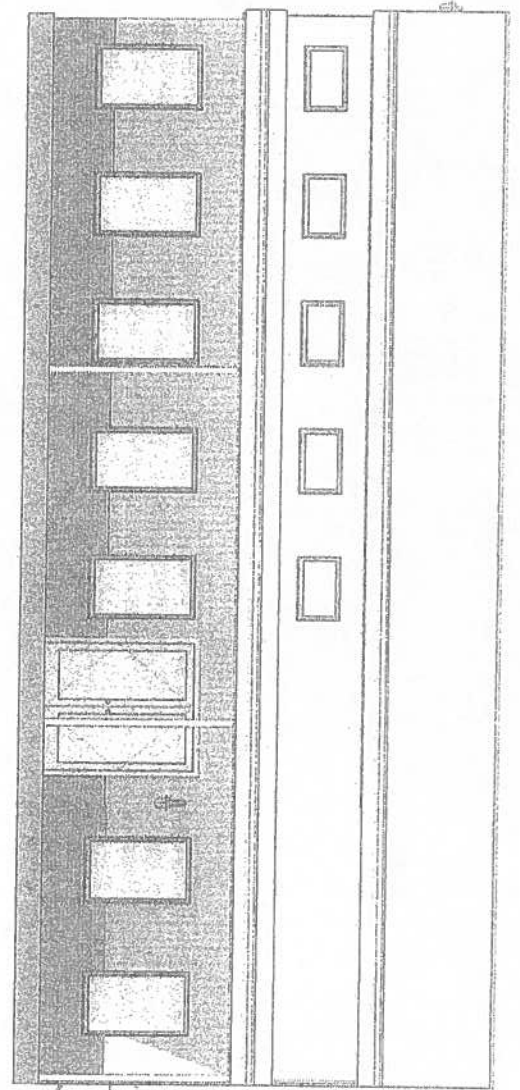
Derrick L. Mayfield
 DERRICK L. MAYFIELD
 Registered Professional Land Surveyor
 Texas Registration No. 6456

Westar Alamo
 LAND SURVEYORS, L.L.C.
 P.O. BOX 1643 BOERNE, TEXAS 78009
 PHONE (210) 372-8500 FAX (210) 372-8090

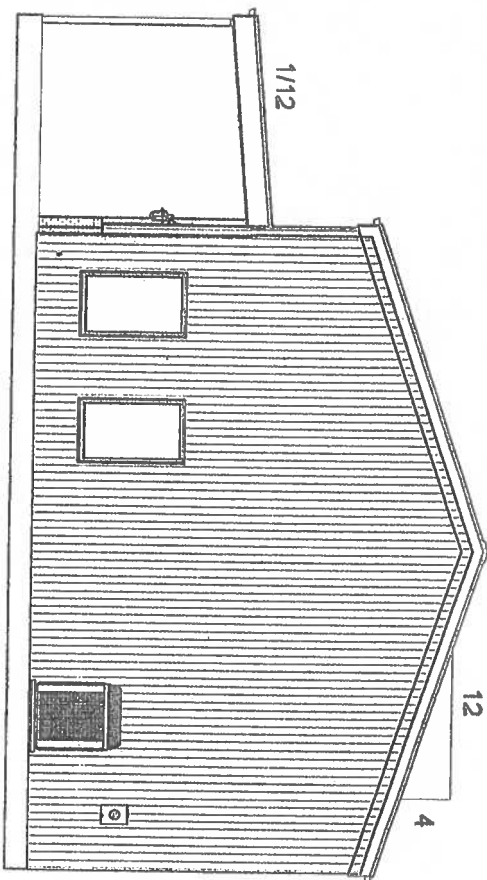
LEGEND

○ FOUND COTTON SPINDLE
 ○ CALCULATED POINT
 ○ FLOOD 1/2" IRON ROD
 ○ RECORD INFORMATION
 ○ BUILDING SETBACK
 ○ U.E.
 ○ UTILITY EASEMENT
 ○ CONTROLLING MONUMENT
 ○ POWER POLE
 ○ ELECTRIC METER
 ○ OVERHEAD ELECTRIC
 ○ WATER METER
 ○ CHAIN LINK FENCE
 ○ WOOD FENCE

DWG: DR RVD: DLM



Exterior Elevation Front



Exterior Elevation Right

SCOTT BACHRACH SHOP

DRAWINGS PROVIDED BY: CROKUS DAVINALL DRAFTING & DESIGN
 GATESVILLE, OHIO 254-222-3009
 crokusdesigns@hotmail.com

DATE:

10/15/2025

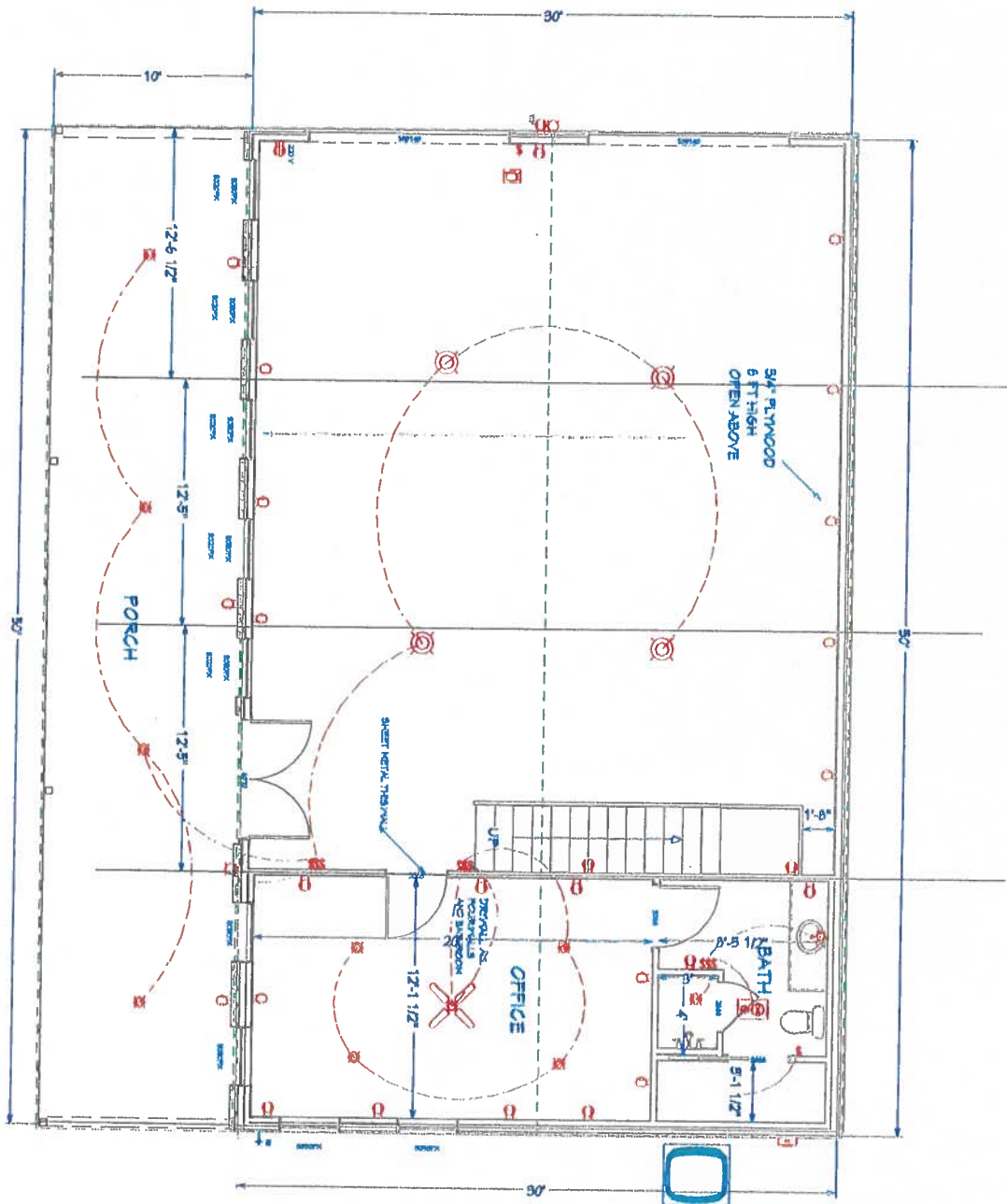
SCALE:

1/4" = 1'-0"

SHEET:

FLOOR PLAN

HEATED AREA
402 SQ. FT.



Working Plan View

SCOTT BACHRACH SHOP

DRAWINGS PROVIDED BY: CLARK SWENERT DRAFTING & DESIGN
GATESVILLE, OHIO 44123-2200
cswenert@hottmail.com

DATE:

10/15/2025

SCALE:

1/4" = 1'-0"

SHEET:

40°

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: P&Z committee members discussed the request for lot replat of 4 lots to 1 lot, trailer use, and new build on the new consolidated lot. The replat application was completed by the residents and was discussed at P&Z's November 13, 2025, meeting. The P&Z committee recommended moving the approval forward to City Council for discussion and consideration.

Public Notification and Input: A public hearing was held at our P&Z Special meeting on September 30, 2025. The residents were present and provided answers to our follow-up questions. The public hearing had no residents in attendance expressing concerns regarding the lot consolidations, trailer use, and new build project.

Recommendation(s): After discussion and clarifications, P&Z would like to recommend moving to City Council the replat consolidation approval.

P&Z would also like to recommend consideration of trailer use during construction and site new build with a project completion of 18 months after City Council's decision. 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 replat of 4 lots into 1 lot and recommended City Council discussion and consideration of the replat. 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 with a project completion of 18 months after City Council's decision.

(5)



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



MINOR / GENERAL AMENDING PLAT APPLICATION

Requirements - Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan - Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information

Plat Name: JC Humphrey Estate

Date Submitted: 8/19/2025

Existing Lot Count: 4

Proposed Lot Count: 1

Acreage: 0.7744

Site Address or General Location: 18 Mustang Drive Belton, TX 76513

Reason for Amendment/
Description of Subdivision: To build a new residence

Zoning Classification: _____

Existing Land Use: _____

Location in Overlay District? Yes ☐ No ☐

Owner Information / Authorization

Property Owner: Jason Scott Humphrey

Address: 18 Mustang Drive Belton, TX 76513

Phone: 956-212-3681

E-mail: jchumphreyhouse@gmail.com

Developer: _____

Address: _____

Phone: _____

E-mail: _____

Engineer/Surveyor: All County Surveying, Inc.

Address: 4330 S 5th St. Temple, TX 76502

Phone: 254-935-2435

E-mail: Mitchell@allcountysurveying.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves Four or Fewer Lots fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required OR

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

Jason Scott Humphrey

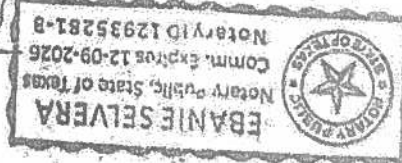
Printed Name of Owner

Owner Signature

Signed and subscribed before me on this 20th day of August 2025

My Commission Expires: 12/09/2026

Notary Public Signature



Staff Only - Do Not Fill Out Below

Date Submitted: _____

Receipt #: _____

Received By: _____

Case #: _____

☐ Minor Plan

☐ General Plan

1

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

August 18, 2025

Surveyor's Field Notes for:

0.7741 ACRES, situated in the **ELIAS TUTTLE SURVEY, ABSTRACT 835**, & the **JOHN KIZZIER SURVEY, ABSTRACT 493**, Bell County, Texas, also being a replat of LOTS 18, 19, 20, and 21, Block 9, Morgan's Point Resort City Section 23, an addition in the City of Morgan's Point Resort, Bell County, Texas, according to the plat of record in Cabinet A, Slide 254-B, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the north line of Quarterhorse Trail, being the southeast corner of Lot 17 of said Block 9, for the southwest most corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said Lot 17, **N 06° 01' 05" W - 50.04'**, to a 1/2" iron rod capped "2475" found, being the northeast corner of said Lot 17, for an interior corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Lot 17, **S 83° 41' 06" W - 24.92'**, to a 1/2" iron rod capped "2475" found, being the southeast corner of Lot 16 of said Block 9, for an exterior corner of the herein described tract;

THENCE, with the east line of said Lot 16, the following three (3) courses:

1. **N 06° 25' 15" W - 49.96'**, to a 1/2" iron rod capped "2475" found;
2. **S 83° 23' 08" W - 24.77'**, to a 1/2" iron rod capped "2475" found;
3. **N 06° 45' 45" W - 49.14'**, to a 5/8" iron rod found, on the south line of Mustang Drive, being the north corner of said Lot 16, for the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, in a northeasterly direction, with the south line of said Mustang Road, with a curve to the left, having a radius of 221.55', a delta angle of **32° 20' 30"**, and a long chord which bears **N 66° 11' 01" E - 129.84'**; an arc length of **131.58'**, to a 5/8" iron rod capped "ACS" set, for a corner of the herein described tract;

THENCE, in a northeasterly direction, with the south line of said Mustang Road, **N 49° 55' 43" E - 34.18'**, to a 5/8" iron rod capped "ALL COUNTY" found, for a corner of the herein described tract, being the beginning of a curve to the right;

THENCE, in an easterly direction, at the intersection of the south line of said Mustang Road and the west line of Dandelion Street, with a curve to the right, having a radius of 10.00', a delta angle of **96° 47' 09"**, and a long chord which bears **S 83° 39' 02" E - 14.41'**; an arc length of **16.28'**, to a 5/8" iron rod capped "ALL COUNTY" found, for a corner of the herein described tract, and the beginning of a curve to the right;

THENCE, in a southerly direction, with the west line of said Dandelion Street, with a curve to the right, having a radius of 579.70', a delta angle of **26° 46' 14"**, and a long chord which bears **S 26° 46' 14" E - 204.39'**; an arc length of **205.58'**, to a 1/2" iron rod capped "2475" found, for a corner of the herein described tract, and the beginning of a curve to the right;

THENCE, in a westerly direction, at the intersection of the west line of said Dandelion Street and the north line of said Quarterhorse Trail, with a curve to the right, having a radius of 10.00', a delta angle of **98° 45' 38"**, and a long chord which bears **S 33° 21' 00" W - 15.35'**; an arc length of **17.34'**, to a 1/2" iron rod found, for a corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Quarterhorse Trail, **S 83° 30' 46" W - 178.33'**, to the **POINT OF BEGINNING** containing **0.7741 Acres** of land

Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations

This metes and bounds description to accompany a Surveyors Sketch of the herein described 0.7741 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed July 17, 2025

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT

Tx. Firm Lic. No. 10023600

server/projects/pro250000/250800/250888/FieldNotes.doc



Roy Michael Smith
Registered Professional Land Surveyor
Registration No. 6748

08-20-2025

CITY COUNCIL MEMORANDUM

AGENDA ITEM

**RS-25-046 CONSIDER A MEMORANDUM ACCEPTING
THE RESIGNATION OF MISTY BALLARD
FROM THE POSITION OF LIBRARY BOARD
MEMBER AND DECLARING A VACANCY FOR
THE POSITION**

ORIGINATING DEPARTMENT

CITY SECRETARY'S OFFICE

BACKGROUND INFORMATION

Misty Ballard submitted a letter of resignation from the position of Library Board Member. The Council's acceptance of this resignation will create a vacancy for the position that will need to be filled. Once a vacancy occurs, staff will advertise the vacancy and begin accepting applications and bring them before the Council for consideration.

FISCAL IMPACT

There is no fiscal impact related to this agenda item.

RECOMMENDATION

It is recommended that the City Council accept the resignation of Misty Ballard from the position of Library Board Member and declare a vacancy for the position.

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

James Snyder, Mayor
City of Morgan's Point Resort



Outlook

FW: RE: Resignation

From pmrofmpr <pmrofmpr@yahoo.com>

Date Thu 12/4/2025 8:57 AM

To Kelli Merolillo <Kelli.Merolillo@mptx.us>

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!'

I am forwarding the email from Misty Ballard's resignation.

Tks,
Pam Robinson

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: pmrofmpr <pmrofmpr@yahoo.com>

Date: 12/4/25 8:51 AM (GMT-06:00)

To: pmrofmpr@yahoo.com

Subject: FW: RE: Resignation

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: pmrofmpr <pmrofmpr@yahoo.com>

Date: 8/11/25 9:31 PM (GMT-06:00)

To: Misty Ballard <mdawn74@yahoo.com>, Jimanne Durkee <jimanne@mygrande.net>

Subject: RE: Resignation

Misty, you will be dearly missed by us. You have given the Library Board many much needed ideas that just pop out of your mouth. Your photos are always so unique and personal. Robby takes photos too but not the way you do. So I tell him look at how Misty does it. She has an eye for it!

When I look at how your work life and your personal life has been going I think, you have a lot going on! You need some mental and physical rest and I hope you do that. Volunteering can be very demanding and stressful sometimes and for your own sanity sometimes you just have to step away.

This is not goodbye because you will always be our good friend as will ER. We love you both.

And I will be calling on you for photography for Summer Reading Program and Art Show! Your pictures capture so much of the joy.

Love ya!
Pam

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Misty Ballard <mdawn74@yahoo.com>

Date: 8/11/25 8:02 PM (GMT-06:00)

To: Pam Robinson <pmrofmp@ yahoo.com>, Jimanne Durkee <jimanne@mygrande.net>

Subject: Resignation

Hi ladies :)

I've been hanging with ER all weekend, trying to avoid all things life.

Today, my boss resigned and I have an event on Friday for almost 600 people and one on Saturday for about 200. I've gotta get her to her daddy early this week to make sure work is covered and tomorrow is the first day of school.

My favorite thing about volunteering has been you two. But, with all things life that I have to take care of and all things city that keep hitting me with negativity, I have decided I need to only concentrate on chica and I.

As I said before, I wanted to finish this years reading program. If you would like, I will help help with photography when I can, just let me know.

But, starting this week, I have too much to take care of at home and will not be available.

My resignation is effective immediately. Love you both and thank you for being such an amazing part of both of our lives.

Sent from Yahoo Mail for iPhone

RESOLUTION 25-047

WHEREAS, the City of Morgan's Point Resort is a political subdivision of the State of Texas and is empowered to delegate public funds and to act as custodian of all transactions with City funds; and

WHEREAS, the financial institution Horizon Bank (*Temple, Texas*) is designated as a depository for funds of the City and has the goals of providing and maintaining complete safety of the funds of the City of Morgan's Point Resort;

WHEREAS, the City of Morgan's Point Resort does hereby request the following changes regarding individuals to act on behalf of the City;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the following individuals, whose signatures appear below are officials, employees, or authorized representatives of the City and are each here authorized to transmit funds and are each further authorized to withdraw funds from time to time, issue letter of instruction, and to take other action deemed necessary or appropriate for local funds:

Dennis M Baldwin, City Manager

Signature : _____

Mary Tolman,
Assistant City Manager / CFO

Signature : _____

Kelli S Merolillo, City Secretary

Signature : _____

Shahdhiah Valentin,
Director Admin. Services

Signature: _____

Amanda Dominguez,
Senior Accountant

Signature: _____

That this Resolution 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 institution is entitled to rely on this resolution until such time.

PASSED AND APPROVED this the 9th day of December 2025 by ___ (ayes) to ___ (nays) to ___ (abstentions) vote of the City Council of the Resort, Texas.

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

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

RESOLUTION NO. 25-048

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPROVING THE ADOPTION OF AN INVESTMENT POLICY.

WHEREAS, the City desires to adopt an Investment Policy as a guide for future investment of City funds; and

WHEREAS, the City has determined that the adoption of the attached Investment Policy will be in the best interest of the citizens of Morgan's Point Resort; and

WHEREAS, the City Council finds that the enactment of this Resolution is a legitimate exercise of municipal authority and in the public's 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 Investment Policy 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 _____, 2025 by ____ (ayes) to ____ (nays) to ____ (abstentions) vote of the City Council of the City of Morgan's Point Resort, Texas.

THE CITY OF MORGAN'S POINT RESORT, TEXAS

James Snyder, Mayor

ATTEST;

Kelli Merolillo, City Secretary

A. SCOPE

The Investment Policy applies to the investment activities of the Government of the City of Morgan's Point Resort (the "City"). These policies serve to satisfy the statutory requirements of the Texas Government Code Chapters 2256 (the "Public Funds Investment Act" or the "Act") and 2257 (the "Collateral Act") to define and adopt a formal investment policy. This Policy will be reviewed and adopted by resolution of the City Council at least annually according to the Act.

1. FUNDS INCLUDED

All financial assets of all funds of the City, including the General Fund, Water and Wastewater Fund(s), Marina Fund, Capital Projects Funds, Special Revenue Funds, Debt Service Funds, and all other funds that may be created by the City from time to time, and any funds held in the City's custody, unless expressly prohibited by law or unless it is in contravention of any depository contract between the City and any depository bank are subject to this Policy. The Morgan's Point Resort Economic Development Corporation shall be incorporated as a component unit.

2. FUNDS EXCLUDED

This Policy does not apply to funds invested in a Deferred Compensation Plan, should the City choose to establish such a program.

B. INVESTMENT OBJECTIVES**1. SAFETY**

Safety of principal is the foremost objective of the City. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required to eliminate the risk of loss resulting from overconcentration of assets in a specific maturity, a specific issuer or a specific class of investments. Diversification strategies shall be determined and revised periodically.

2. LIQUIDITY

The investment portfolio will remain sufficiently liquid to enable the City to pay current obligations as they become due. Portfolio maturities will be structured to meet the obligations of the City first, and then to achieve the

highest return of interest consistent with the objectives of this Policy. When the City has funds that will not be needed to meet current-year obligations, maturity restraints will be imposed based upon the investment strategy for each fund.

3. PUBLIC TRUST

Investment Officers shall seek to act responsibly as custodians of public trust. Investment Officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

4. YIELD

It will be the objective of the City to earn the optimum rate of return allowed on its investments within the constraints imposed by its safety and liquidity objectives, investment strategies for each fund, and state and federal law governing investment of public funds.

C. INVESTMENT COMMITTEE

1. MEMBERS

The members of the City's Investment Committee shall be the Mayor of the City (or his/her designee), the City Manager (or his/her designee), the Chief Financial Officer, and the Senior Accountant. The Investment Committee shall receive quarterly reports, as outlined in this Policy, and monitor the results and performance of the investment portfolio.

2. SCOPE

The Investment Committee shall include in its deliberations AND in consultation with the City's Investment Advisor such topics as: investment strategy, return on investments, economic outlook, portfolio diversification, maturity structure, potential risk to the City's funds, independent training sources, and authorized broker/dealers.

3. PROCEDURES

The Investment Committee shall provide the minutes of its meetings. Any member may request a special meeting, and three members shall constitute a quorum. The Investment Committee shall establish its own rules of procedure.

D. RESPONSIBILITY AND CONTROL

1. DELEGATION

Under the direction of the City Manager and in accordance with this policy, the management responsibility for the investment program is hereby delegated to the Chief Financial Officer, who is responsible for all investment decisions and activities. The Chief Financial Officer and the Senior Accountant shall be the City's Investment Officers. Investment Officers are authorized to deposit, withdraw, invest, transfer, execute documentation, and otherwise manage City funds according to this Policy. The Chief Financial Officer may designate specific City personnel to assist with various investment-related activities. The Chief Financial Officer shall be responsible for all transactions and compliance with the internal controls to ensure that the safekeeping, custodial, and collateral duties are consistent with this Investment Policy.

2. MANAGEMENT AND INTERNAL CONTROLS

Under direction of the City Manager, the Chief Financial Officer shall establish a system of internal controls, which shall be documented in writing. The internal controls shall be reviewed by the Investment Committee and with the independent auditor. The controls shall be designed to reasonably prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of the City. Dual control of all investment activities will consistently be maintained by two of the following positions, the Chief Financial Officer and the Senior Accountant.

3. INVESTMENT MANAGEMENT FIRM

The City Council shall contract with an investment management firm, registered under the Investment Advisor's Act of 1940 (15 U.S.C. Section 80b-1 et seq.) to provide for the investment and management of the funds of the City. The contract will be for a term of no longer than two (2) years. Renewal or extension of the contract must be in compliance with the Act. Upon the execution, renewal, or extension of the contract, this policy will be updated and the contract will become Appendix B of this policy.

4. TRANSACTION AUTHORITY

Certain signatory responsibilities are required to transact investments. Positions authorized as depository signatories shall be the City Manager and the Investment Officers.

The persons holding these positions are also designated as authorized to transact wire transfers in accordance with the goals and objectives of the City's investment strategy.

Bonding of all individuals authorized to place, purchase, or sell investment instruments shall be required.

5. PRUDENCE

In accordance with the Act, investments shall be made with the exercise of due care, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment considering the probable safety of their own capital as well as the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority: preservation and safety of principal; maintenance of adequate liquidity; and achievement of risk-appropriate yield. This investment principle shall be applied in the context of managing the overall investment portfolio.

An Investment Officer, when acting in accordance with written procedures and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration: (1) the investment of all funds, or funds under the control of the City, over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and (2) whether the investment decision was consistent with the written Investment Policy.

6. TRAINING, QUALITY AND CAPABILITY OF INVESTMENT MANAGEMENT

It is the City's policy to provide training as required by the Act for the Investment Officers. Authorized Investment Officers will be required to complete 10 hours of training within 12 months of assuming duties. To ensure the quality, capability and competency of all Investment Officers in making investment decisions, training shall be provided through courses and seminars offered by the independent sources approved by the Investment Committee. The training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment, and compliance with the Act. After the initial training requirement, at a minimum, all Investment Officers must attend training at least every two years and accumulate 10 hours of training. The two-year period shall begin on the first day of the City's fiscal year and consist of the two consecutive fiscal years after that date. The Mayor (or his/her designee) may be provided and is encouraged to attend this training as a member of the Investment Committee.

E. ETHICS

1. CONFLICTS OF INTEREST

Officers and employees directly involved in the investment process, including members of the Investment Committee and those authorized as depository signatories, shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

2. DISCLOSURE

Such employees shall disclose to the City Manager any material financial interests they have in business organizations that conduct business with the City and shall further disclose any large personal financial or investment positions, as defined by the Public Funds Investment Act, that could be related to the performance of the City's portfolio. Disclosure items include:

1. the employee owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
2. funds received by the employee from the business organization exceed

- 10 percent of the employee's gross income for the previous year; or
3. the employee has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the employee.

Such employees shall subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchases and sales.

If any Investment Officer has a personal business relationship with an entity or is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City, the Investment Officer must file a statement disclosing that personal business interest or relationship with the City Council and with the Texas Ethics Commission in accordance with the Act.

F. REPORTING INVESTMENT EARNING EVALUATION

1. QUARTERLY REPORTS

In accordance with the Act, not less than quarterly, the Investment Officers shall prepare and submit to the City Council a written report of investment transactions for all funds for the preceding reporting period within a reasonable time after the end of the period. The report must:

1. describe in detail the investment position of the City on the date of the report;
2. be prepared jointly by all Investment Officers;
3. be signed by each Investment Officer;
4. contain a summary statement of each pooled fund group that states the:
 - a.) beginning market value for the reporting period;
 - b.) ending market value for the period; and
 - c.) fully accrued interest for the reporting period.
5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
6. state the maturity date of each separately invested asset that has a maturity date;
7. state the account or fund or pooled group funds in the City for which each individual investment was acquired;

8. state the compliance of the investment portfolio of the City as it relates to:
 - a.) the investment strategy expressed in the City's Investment Policy;
and
 - b.) relevant provisions of the Act; and
9. state the rate of return on the investment portfolio calculated as the weighted average yield to maturity.

Market valuations obtained by the City shall be from sources believed to be accurate and representative of the investment's true value.

The quarterly investment reports shall be reviewed by the City's independent auditors as part of the City's annual audit and the result of this review shall be reported to the City Council.

2. ANNUAL REPORT

Within a reasonable time after the end of the fiscal year, the Chief Financial Officer shall present an annual report on the investment program activity. The annual report shall include 12-month performance information and shall suggest improvements that might be made in the investment program. The annual report may be a component of the fourth quarter investment report.

3. NOTIFICATION OF INVESTMENT CHANGES

It shall be the duty of the Chief Financial Officer to notify the City Council of any significant changes in current investment methods and procedures prior to their implementation, regardless of whether they are authorized by this Policy or not.

4. PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a competitive market rate of return throughout budgetary and economic cycles that is consistent with risk limitations and the cashflow needs of the City. Given this strategy, the basis used by Investment Officers to determine whether market yields are being achieved shall be the average return on 90-day or 180-day U.S. Treasury Bills. "Weighted average yield to maturity" shall be the portfolio performance measurement standard.

G. INVESTMENT TYPES

1. ACTIVE PORTFOLIO MANAGEMENT

The City intends to pursue an active vs. a passive portfolio management philosophy. That is investments may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade.

2. ELIGIBLE INVESTMENTS

Financial assets of the City may be invested in:

1. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
2. Direct obligations of the State of Texas or its agencies and instrumentalities;
3. Financial institution deposits with a state or national bank, savings and loan association, or credit union, that meet the requirements of the Act and are fully insured or collateralized in accordance with Section I. SAFEKEEPING AND CUSTODY.
4. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
5. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm of not less than A or its equivalent;
6. A fully collateralized repurchase agreement, as defined in the Act, if it:
 - a.) has a defined termination date;
 - b.) is secured by cash and obligations described by Section 2256.009 (a) (1) of the Act; and
 - c.) requires the securities being purchased by the City be pledged to the City, held in the City's account, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and

d.) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.

Notwithstanding any law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered. Money received by the City under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

7. Eligible investment pools if the City Council by resolution authorizes investment in the particular pool. An investment pool shall invest the funds it receives from the City in authorized investments permitted by the Act. Investment pools must be continuously rated AAAm or the equivalent by at least one nationally recognized rating service.
8. Money market mutual funds continuously rated AAA or the equivalent that are registered with and regulated by the Securities and Exchange Commission, whose investment objectives include seeking to maintain a stable net asset value of \$1.0000 per share. The money market mutual funds must provide the City with a prospectus and other information required by federal law. The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.
9. Interest-bearing banking deposits that are guaranteed or insured by: (A) the Federal Deposit Insurance Corporation or its successor; or (B) the National Credit Union Share Insurance Fund or its successor.
10. Commercial paper if it's an authorized investment under this sub chapter that:
 - (1) has a stated maturity of 365 days or fewer from the date of its issuance; and
 - (2) is rated not less than A-1 or P-1 or an equivalent rating by at least:
 - (A) two nationally recognized credit rating agencies; or
 - (B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

3. CREDIT RATINGS

Not less than quarterly, the Investment Officers will monitor the current credit rating of each held investment that has an Act required minimum rating. Any investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

4. LENGTH OF INVESTMENTS

The City shall invest in instruments with scheduled maturity not to exceed the limitation of the specific investment strategy at the time of purchase.

5. DIVERSIFICATION

It shall be the policy of the City to diversify the investment portfolio. Diversification strategies shall be determined and revised periodically by the Investment Committee. In establishing specific diversification strategies, the following general constraints shall apply:

1. Limiting investments to avoid overconcentration in investments from a specific issuer or business sector, where appropriate,
2. Limiting investments with higher credit risk,
3. Investing in instruments with varying maturities and in accordance with the City's cashflow projections, and
4. Continuously investing a portion of the portfolio in readily available funds such as local government investment pools, financial institution deposits, money market mutual funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

6. PROHIBITED INVESTMENTS

The following investment instruments are strictly prohibited:

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
2. Obligations whose payment represents the principal stream of cashflow from the underlying mortgage-backed security collateral and bears no interest;

3. Collateralized Mortgage Obligations with a stated final maturity greater than ten years;
4. Collateralized Mortgage Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index;
5. The City will not invest in derivatives. For the purposes of this Policy, the definition of derivatives includes instruments which have embedded features that alter their character or income stream or allow holders to hedge or speculate on a market or spreads between markets that are external to the issuer or are not correlated on a one-to-one basis to the associated index or market.

H. SELECTION OF BANKS AND BROKER/DEALERS

1. SELECTION PROCESS

Primary Depositories shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA) as per State legislation and the City's purchasing policy. In selecting primary depositories, the credit worthiness of institutions shall be considered, and the Chief Financial Officer shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

2. INSURABILITY

Financial institutions seeking to establish eligibility for the City's funds shall submit financial statements, evidence of Federal insurance and other information as required by the Chief Financial Officer.

3. COLLATERALIZED DEPOSITS

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards City deposits. Financial institutions serving as the City's depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the depository and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the depository's "official record" continuously since its execution.

The Morgan's Point Resort Economic Development Corporation, where applicable, shall also comply with these requirements.

4. **BROKER/DEALERS AND APPROVED LIST**

All brokers/dealers who desire to become qualified for investment transactions with the City must (after consultation with the City's Investment Advisor) be recommended by the Chief Financial Officer. Applications will be reviewed on a periodic basis and submitted to the Investment Committee for approval. The Chief Financial Officer will maintain a list of brokers/dealers authorized to provide investment services to the City. The authorized list of broker/dealers will, at a minimum, be reviewed and approved on an annual basis, and any broker/dealers who fail to meet the standards of this Policy shall be removed from the list. It is the policy of the City to purchase securities from the brokers/dealers on the investment manager's approved list. The City authorizes the investment manager to engage in security transactions with brokers/dealers on a carefully monitored broker/dealer list. The Investment Committee shall at least annually review the list of the brokers/dealers with the investment manager. The approved broker/dealer list will be incorporated in and made a part of this Policy.

5. **COMPETITIVE ENVIRONMENT**

All trades, purchases and sales executed for the City, excluding transactions with money market accounts, money market mutual funds and local government investment pools which are deemed to be made at prevailing market rates, will be done through a competitive solicitation process. Competitive quotes must be solicited from qualifying institutions for any investment transaction.

6. INVESTMENT POLICY

In accordance with the Act, a written copy of this Investment Policy shall be presented to any person seeking to sell to the City an authorized investment or act as Investment Advisor. A qualified representative of a local government investment pool or discretionary investment management firm (e.g. business organization) seeking to sell an authorized investment or perform investment advisory services shall execute a written instrument substantially to the effect that the qualified representative has:

1. Received and thoroughly reviewed the Investment Policy; and
2. Acknowledged that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization in accordance with the Act.

I. SAFEKEEPING AND CUSTODY

The City shall contract with a third party for the safekeeping and custody of securities either owned by the City as a part of its investment portfolio or held as collateral to secure financial institution deposits, share certificates or repurchase agreements. The securities will be held in an account in the name of the City as evidenced by safekeeping or pledge receipts of the institution with which the securities are deposited.

1. INSURANCE OR COLLATERAL

All deposits of City funds with financial institutions shall be secured by pledged collateral in accordance with Chapter 2257 of the Texas Government Code. Securities pledged as collateral for deposits must maintain a market value equal to no less than 102% of the uninsured deposits, including accrued interest. Federal Home Loan Bank Letters of Credit pledged as collateral must be equal to no less than 100% of the uninsured deposits, including accrued interest. Federal Home Loan Bank Letters of Credit pledged for certificates of deposit must expire at least two business days beyond the maturity date of the certificate of deposit. If rolling letters of credit are utilized, advance notice prior to any expiration must be provided along with a letter of credit extension. Any letter of credit extension issued to cover the expiration of an investment should expire no less than two business days beyond the final maturity date of the investment.

Repurchase agreements shall be documented by a specific agreement noting the collateral pledged in each agreement. Collateral shall be reviewed at least monthly to assure the market value equals or exceeds the collateralization requirement for the related bank balances.

2. **PLEDGED COLLATERAL AGREEMENTS**

All custodial arrangements shall be in accordance with a Custodial Agreement approved by the Investment Officers, which clearly defines the procedural steps for gaining access to the collateral should the City determine that the City's funds are in jeopardy. The custodian institution, or Custodian, shall be the Federal Reserve Bank or an institution not a branch of the firm pledging the collateral. A Depository Agreement shall include the signatures of the City and the firm pledging the collateral and may include the Custodian. The Custodial and Depository Agreements shall address acceptance, substitution, release and valuation of collateral.

3. **COLLATERAL DEFINED**

The City shall accept only the following as collateral:

1. Cash.
2. FDIC and NCUSIF insurance coverage.
3. A bond, certificate of indebtedness, or note of the United States or its agencies and instrumentalities, or other evidence of indebtedness that is guaranteed as to the principal and interest by the United States or its agencies and instrumentalities.
4. Obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or its agencies and instrumentalities.
5. A bond of the State of Texas or of a county, city or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency, with a remaining maturity of ten (10) years or less.

The use of a letter of credit issued to the City by a Federal Home Loan Bank may be considered by the City to meet the required bank depository collateral requirements.

4. SUBJECT TO AUDIT

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

5. DELIVERY VS. PAYMENT

All security transactions shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the security was received by the City's Safekeeping Agent or Trustee. The security shall be held in the account of the City. The Trustee's or Safekeeping Agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

6. STANDARDS OF OPERATION

The Chief Financial Officer shall develop and maintain written administrative procedures for the operation of the investment program, consistent with this Investment Policy.

J. INTERNAL CONTROLS

1. INTERNAL CONTROLS

Under the direction of the City Manager and in compliance with this policy, the Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Accordingly, as part of the annual audit, the Chief Financial Officer shall establish a process for independent review by the external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

1. Control of collusion - Collusion is a situation where two or more employees are working in conjunction to defraud their employer.

2. Separation of transaction authority from accounting and record keeping - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
3. Custodial safekeeping - Securities purchased from any bank or broker/dealer, including appropriate collateral shall be placed with an independent third party for custodial safekeeping.
4. Avoidance of physical delivery securities - Book entry securities are much easier to transfer and account for since actual delivery of a document never takes place. Delivered securities must be properly safeguarded against loss or destruction. The potential for fraud and loss increases with physically delivered securities.
5. Clear delegation of authority to subordinate staff members - Subordinate staff members must have a clear understanding of their authority and responsibilities to avoid improper actions. Clear delegation of authority also preserves the internal control structure that is contingent on the various staff positions and their respective responsibilities.
6. Written confirmation of telephone transactions for investments and wire transfers - Due to the potential for error and improprieties arising from telephone transactions, all telephone transactions should be supported by written communications and approved by the appropriate person. Written communications may be via fax or email if on letterhead and the custodial safekeeping institution has a list of authorized signatures.

K. INVESTMENT STRATEGIES

1. INVESTMENT STRATEGIES

In accordance with the Act, a separate written investment strategy will be developed for each of the fund-types under the City's control. Each investment strategy must describe the investment objectives for the particular fund-type using the following priorities of importance:

1. Understanding of the suitability of the investment to the financial requirements of the City;
2. Preservation and safety of principal;
3. Liquidity;
4. Marketability of the investment if the need arises to liquidate the investment before maturity;

5. Diversification of the investment portfolio; and
6. Yield.

2. FUND STRATEGIES

The investment strategies to be employed by the City are:

A) OPERATING FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Operating Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, managing the weighted average years to maturity of each fund's portfolio to less than 3 years and restricting the maximum allowable maturity to five years will minimize the price volatility of the portfolio.

Liquidity - Operating Funds require the greatest short-term liquidity of any of the fund-types. Short-term financial institution deposits, investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Investment maturities should be staggered throughout the budget cycle to provide cashflow based on the anticipated operating needs of the City. Diversifying the appropriate maturity structure up to the five-year maximum will reduce interest rate risk.

Yield - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of a rolling three-month Treasury Bill portfolio will be the minimum yield objective.

B) DEBT SERVICE FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Debt Service Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

Liquidity - Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cashflow requirements. Short-term financial institution deposits, investments pools and money market mutual funds may provide a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement, or similar structured investment, may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

Marketability - Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cashflow requirement is not probable.

Diversification - Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are anticipated to decrease over time, the City is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide an advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. The yield of a rolling three-month Treasury Bill portfolio shall be the minimum yield objective.

C) SPECIAL REVENUE FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Special Revenue Funds.

Safety of Principal - All investments will be of high quality with no perceived default risk. Market fluctuations will occur. However, by managing Special Revenue Funds to balance the short-term and long-term anticipated cashflow requirements of the specific revenue/expense plan, the market risk of the Fund's portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated cashflow requirement or five years.

Liquidity - A portion of the Special Revenue Funds are reasonably predictable. However, unanticipated needs or emergencies may arise. Selecting investment maturities that provide greater cashflow than the anticipated needs will reduce the liquidity risk of unanticipated expenditures. Short-term financial institution deposits, investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Investment maturities should be staggered throughout the budget cycle to provide cashflow based on the anticipated needs of the City. Diversifying the appropriate maturity structure up to the five-year maximum will reduce interest rate risk.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio structures is the desired objective. The yield of a rolling three-month Treasury Bill portfolio will be the minimum yield objective.

D) CAPITAL PROJECT FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Capital Project Funds.

Safety of Principal - All investments will be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Capital Project Funds to not exceed the anticipated expenditure schedule the market risk of the overall portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated expenditure schedule, the IRS temporary period for tax-exempt bond proceeds, or five years.

Liquidity - Most capital improvement programs have reasonably predictable draw down schedules. Therefore, investment maturities should generally follow the anticipated cashflow requirements. Short-term financial institution deposits, investment pools and money market mutual funds will provide readily available funds generally equal to at least one month's anticipated cashflow needs, or a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement, or similar investment structure, may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a flexible repurchase agreement.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds. Generally, if investment rates exceed the applicable cost of borrowing, the City is best served by locking in most investments. If the cost of borrowing cannot be exceeded, then concurrent market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

Yield - Achieving a positive spread to the cost of borrowing is the desired objective, within the limits of the Investment Policy's risk constraints. The yield of a rolling six-month Treasury Bill portfolio will be the minimum yield objective.

L. POLICY

1. EXEMPTION

The City is not required to liquidate investments that were authorized investments at the time of purchase. At maturity or liquidation, such monies shall be reinvested only as provided by this Policy.

2. AMENDMENT

The City Council shall review the Investment Policy and incorporated investment strategies annually. Amendments must be approved by the Investment Committee and adopted by the City Council. The City Council shall annually adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed and approved the Investment Policy and investment strategies, even if there are no changes from the previous document.

Sample Investment Policy Certification

This certification is executed on behalf of the **City of Morgan's Point Resort** (the Investor) and _____ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor, and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the Investor's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Investor's entire portfolio or requires an interpretation of subjective investment standards or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

(Firm)

Qualified Representative of the Business Organization

(Signature)

(Name)

(Title)

(Date)

Investment Management Firm Contract

Authorized Broker/Dealer List

INVESTMENT POLICY

Effective Date: 07 October 2024

A. SCOPE

The Investment Policy applies to the investment activities of the Government of the City of Morgan's Point Resort (the "City"). These policies serve to satisfy the statutory requirements of the Texas Government Code Chapters 2256 (the "Public Funds Investment Act" or the "Act") and 2257 (the "Collateral Act") to define and adopt a formal investment policy. This Policy will be reviewed and adopted by resolution of the City Council at least annually according to the Act.

1. FUNDS INCLUDED

All financial assets of all funds of the City, including the General Fund, Water and Wastewater Fund(s), Marina Fund, Capital Projects Funds, Special Revenue Funds, Debt Service Funds, and all other funds that may be created by the City from time to time, and any funds held in the City's custody, unless expressly prohibited by law or unless it is in contravention of any depository contract between the City and any depository bank are subject to this Policy. The Morgan's Point Resort Economic Development Corporation shall be incorporated as a component unit.

2. FUNDS EXCLUDED

This Policy does not apply to funds invested in a Deferred Compensation Plan, should the City choose to establish such a program.

B. INVESTMENT OBJECTIVES

1. SAFETY

Safety of principal is the foremost objective of the City. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required to eliminate the risk of loss resulting from **over concentration (space deleted)** of assets in a specific maturity, a specific issuer or a specific class of investments. Diversification strategies shall be determined and revised periodically.

2. LIQUIDITY

The investment portfolio will remain sufficiently liquid to enable the City to pay current obligations as they become due. Portfolio maturities will be structured to meet the obligations of the City first, and then to achieve the

highest return of interest consistent with the objectives of this Policy. When the City has funds that will not be needed to meet current-year obligations, maturity restraints will be imposed based upon the investment strategy for each fund.

3. **PUBLIC TRUST**

Investment Officers shall seek to act responsibly as custodians of ~~the~~ public trust. Investment Officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

4. **YIELD**

It will be the objective of the City to earn the optimum rate of return allowed on its investments within the constraints imposed by its safety and liquidity objectives, investment strategies for each fund, and state and federal law governing investment of public funds.

C. **INVESTMENT COMMITTEE**

1. **MEMBERS**

The members of the City's Investment Committee shall be the Mayor of the City (or his/her designee), the City Manager (or his/her designee), the Chief Financial Officer, and the Senior Accountant. The Investment Committee shall receive quarterly reports, as outlined in this Policy, and monitor the results and performance of the investment portfolio.

2. **SCOPE**

The Investment Committee shall include in its deliberations AND in consultation with the City's Investment Advisor such topics as: investment strategy, return on investments, economic outlook, portfolio diversification, maturity structure, potential risk to the City's funds, independent training sources, and authorized broker/dealers.

3. **PROCEDURES**

The Investment Committee shall provide the minutes of its meetings. Any member may request a special meeting, and three members shall constitute a quorum. The Investment Committee shall establish its own rules of procedure.

D. RESPONSIBILITY AND CONTROL

1. DELEGATION

Under the direction of the City Manager and in accordance with this policy, the management responsibility for the investment program is hereby delegated to the Chief Financial Officer, who is responsible for all investment decisions and activities. The Chief Financial Officer and the Senior Accountant shall be the City's Investment Officers. Investment Officers are authorized to deposit, withdraw, invest, transfer, execute documentation, and otherwise manage City funds according to this Policy. The Chief Financial Officer may designate specific City personnel to assist with various investment-related activities. The Chief Financial Officer shall be responsible for all transactions and compliance with the internal controls to ensure that the safekeeping, custodial, and collateral duties are consistent with this Investment Policy.

2. MANAGEMENT AND INTERNAL CONTROLS

Under direction of the City Manager, the Chief Financial Officer shall establish a system of internal controls, which shall be documented in writing. The internal controls shall be reviewed by the Investment Committee and with the independent auditor. The controls shall be designed to reasonably prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of the City. Dual control of all investment activities will consistently be maintained by two of the following positions, the Chief Financial Officer and the Senior Accountant.

3. INVESTMENT MANAGEMENT FIRM

The City Council shall contract with an investment management firm, registered under the Investment Advisor's Act of 1940 (15 U.S.C. Section 80b-1 et seq.) to provide for the investment and management of the funds of the City. The contract will be for a term of (added) no longer than two (2) years. Renewal or extension of the contract must be in compliance with the Act. Upon the execution, renewal, or extension of the contract, this policy will be updated and the contract will become Appendix B of this policy.

4. TRANSACTION AUTHORITY

Certain signatory responsibilities are required to transact investments. Positions authorized as depository signatories shall be the City Manager and the Investment Officers.

The persons holding these positions are also designated as authorized to transact wire transfers in accordance with the goals and objectives of the City's investment strategy.

Bonding of all individuals authorized to place, purchase, or sell investment instruments shall be required.

5. PRUDENCE

In accordance with the Act, investments shall be made with the exercise of due care, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment considering the probable safety of their own capital as well as the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority: preservation and safety of principal; maintenance of adequate liquidity; and achievement of risk-appropriate yield. This investment principle shall be applied in the context of managing the overall investment portfolio.

An Investment Officer, when acting in accordance with written procedures and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration: (1) the investment of all funds, or funds under the control of the City, over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and (2) whether the investment decision was consistent with the written Investment Policy.

6. **TRAINING, QUALITY AND CAPABILITY OF INVESTMENT MANAGEMENT**

It is the City's policy to provide training as required by the Act for the Investment Officers. Authorized Investment Officers will be required to complete 10 hours of training within 12 months of assuming duties. To ensure the quality, capability and competency of all Investment Officers in making investment decisions, training shall be provided through courses and seminars offered by the independent sources approved by the Investment Committee. The training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment, and compliance with the Act. After the initial training requirement, at a minimum, all Investment Officers must attend training at least every two years and accumulate 10 hours of training. The two-year period shall begin on the first day of the City's fiscal year and consist of the two consecutive fiscal years after that date. **The Mayor (or his/her designee) may be provided and is encouraged to attend this training as a member of the Investment Committee. (added)**

E. ETHICS

1. **CONFLICTS OF INTEREST**

Officers and employees directly involved in the investment process, including members of the Investment Committee and those authorized as depository signatories, shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

2. **DISCLOSURE**

Such employees shall disclose to the City Manager any material financial interests they have in business organizations that conduct business with the City and shall further disclose any large personal financial or investment positions, as defined by the Public Funds Investment Act, that could be related to the performance of the City's portfolio. Disclosure items include:

1. the employee owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
2. funds received by the employee from the business organization exceed

- 10 percent of the employee's gross income for the previous year; or
3. the employee has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the employee.

Such employees shall subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchases and sales.

If any Investment Officer has a personal business relationship with an entity or is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City, the Investment Officer must file a statement disclosing that personal business interest or relationship with the City Council and with the Texas Ethics Commission in accordance with the Act.

F. REPORTING INVESTMENT EARNING EVALUATION

1. QUARTERLY REPORTS

In accordance with the Act, not less than quarterly, the Investment Officers shall prepare and submit to the City Council a written report of investment transactions for all funds for the preceding reporting period within a reasonable time after the end of the period. The report must:

1. describe in detail the investment position of the City on the date of the report;
2. be prepared jointly by all Investment Officers;
3. be signed by each Investment Officer;
4. contain a summary statement of each pooled fund group that states the:
 - a.) beginning market value for the reporting period;
 - b.) ending market value for the period; and
 - c.) fully accrued interest for the reporting period.
5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
6. state the maturity date of each separately invested asset that has a maturity date;
7. state the account or fund or pooled group funds (added) in the City for which each individual investment was acquired;

8. state the compliance of the investment portfolio of the City as it relates to:
 - a.) the investment strategy expressed in the City's Investment Policy;
and
 - b.) relevant provisions of the Act; and
9. state the rate of return on the investment portfolio calculated as the weighted average yield to maturity.

Market valuations obtained by the City shall be from sources believed to be accurate and representative of the investment's true value.

The quarterly investment reports shall be reviewed by the City's independent auditors as part of the City's annual audit and the result of this review shall be reported to the City Council.

2. ANNUAL REPORT

Within a reasonable time after the end of the fiscal year, the Chief Financial Officer shall present an annual report on the investment program activity. The annual report shall include 12-month performance information and shall suggest improvements that might be made in the investment program. The annual report may be a component of the fourth quarter investment report.

3. NOTIFICATION OF INVESTMENT CHANGES

It shall be the duty of the Chief Financial Officer to notify the City Council of any significant changes in current investment methods and procedures prior to their implementation, regardless of whether they are authorized by this Policy or not.

4. PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a competitive market rate of return throughout budgetary and economic cycles that is consistent with risk limitations and the cashflow needs of the City. Given this strategy, the basis used by Investment Officers to determine whether market yields are being achieved shall be the average return on 90-day or 180-day U.S. Treasury Bills. "Weighted average yield to maturity" shall be the portfolio performance measurement standard.

G. INVESTMENT TYPES

1. ACTIVE PORTFOLIO MANAGEMENT

The City intends to pursue an active vs. a passive portfolio management philosophy. That is investments may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade.

2. ELIGIBLE INVESTMENTS

Financial assets of the City may be invested in:

1. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
2. Direct obligations of the State of Texas or its agencies and instrumentalities;
3. Financial institution deposits with a state or national bank, savings and loan association, or credit union, that meet the requirements of the Act and are fully insured or collateralized in accordance with Section I. SAFEKEEPING AND CUSTODY.
4. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
5. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm of not less than A or its equivalent;
6. A fully collateralized repurchase agreement, as defined in the Act, if it:
 - a.) has a defined termination date;
 - b.) is secured by cash and obligations described by Section 2256.009 (a) (1) of the Act; and
 - c.) requires the securities being purchased by the City be pledged to the City, held in the City's account, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and

d.) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.

Notwithstanding any law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered. Money received by the City under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

7. Eligible investment pools if the City Council by resolution authorizes investment in the particular pool. An investment pool shall invest the funds it receives from the City in authorized investments permitted by the Act. Investment pools must be continuously rated AAAM or the equivalent by at least one nationally recognized rating service.
8. Money market mutual funds continuously rated AAA or the equivalent that are registered with and regulated by the Securities and Exchange Commission, whose investment objectives include seeking to maintain a stable net asset value of \$1.0000 per share. The money market mutual funds must provide the City with a prospectus and other information required by federal law. The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.
9. Interest-bearing banking deposits that are guaranteed or insured by: (A) the Federal Deposit Insurance Corporation or its successor; or (B) the National Credit Union Share Insurance Fund or its successor.
10. Commercial paper if it's an authorized investment under this sub chapter that:
 - (1) has a stated maturity of 365 days or fewer from the date of its issuance; and
 - (2) is rated not less than A-1 or P-1 or an equivalent rating by at least:
 - (A) two nationally recognized credit rating agencies; or
 - (B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

3. CREDIT RATINGS

Not less than quarterly, the Investment Officers will monitor the current credit rating of each held investment that has an Act required minimum rating. Any investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

4. LENGTH OF INVESTMENTS

The City shall invest in instruments with scheduled maturity not to exceed the limitation of the specific investment strategy at the time of purchase.

5. DIVERSIFICATION

It shall be the policy of the City to diversify the investment portfolio. Diversification strategies shall be determined and revised periodically by the Investment Committee. In establishing specific diversification strategies, the following general constraints shall apply:

1. Limiting investments to avoid **over concentration (space deleted)** in investments from a specific issuer or business sector, where appropriate,
2. Limiting investments with higher credit risk,
3. Investing in instruments with varying maturities and in accordance with the City's cashflow projections, and
4. Continuously investing a portion of the portfolio in readily available funds such as local government investment pools, financial institution deposits, money market mutual funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

6. PROHIBITED INVESTMENTS

The following investment instruments are strictly prohibited:

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
2. Obligations whose payment represents the principal stream of cashflow from the underlying mortgage-backed security collateral and bears no interest;

3. Collateralized Mortgage Obligations with a stated final maturity greater than ten years;
4. Collateralized Mortgage Obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index;
5. The City will not invest in derivatives. For the purposes of this Policy, the definition of derivatives includes instruments which have embedded features that alter their character or income stream or allow holders to hedge or speculate on a market or spreads between markets that are external to the issuer or are not correlated on a one-to-one basis to the associated index or market.

H. SELECTION OF BANKS AND BROKER/DEALERS

1. SELECTION PROCESS

Primary Depositories shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA) as per State legislation and the City's purchasing policy. In selecting primary depositories, the credit worthiness of institutions shall be considered, and the Chief Financial Officer shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

2. INSURABILITY

Financial institutions seeking to establish eligibility for the City's funds shall submit financial statements, evidence of Federal insurance and other information as required by the Chief Financial Officer.

3. COLLATERALIZED DEPOSITS

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards City deposits. Financial institutions serving as the City's depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the depository, and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the depository's "official record" continuously since its execution.

The Morgan's Point Resort Economic Development Corporation, where applicable, shall also comply with these requirements.

4. **BROKER/DEALERS AND APPROVED LIST**

All brokers/dealers who desire to become qualified for investment transactions with the City must (after consultation with the City's Investment Advisor) be recommended by the Chief Financial Officer. Applications will be reviewed on a periodic basis and submitted to the Investment Committee for approval. The Chief Financial Officer will maintain a list of brokers/dealers authorized to provide investment services to the City. The authorized list of broker/dealers will, at a minimum, be reviewed and approved on an annual basis, and any broker/dealers who fail to meet the standards of this Policy shall be removed from the list. It is the policy of the City to purchase securities from the brokers/dealers on the investment manager's approved list. The City authorizes the investment manager to engage in security transactions with brokers/dealers on a carefully monitored broker/dealer list. The Investment Committee shall at least annually review the list of the brokers/dealers with the investment manager. The approved broker/dealer list will be incorporated in and made a part of this Policy.

5. **COMPETITIVE ENVIRONMENT**

All trades, purchases and sales executed for the City, excluding transactions with money market accounts, money market mutual funds and local government investment pools which are deemed to be made at prevailing market rates, will be done through a competitive solicitation process. Competitive quotes must be solicited from qualifying institutions for any investment transaction.

6. INVESTMENT POLICY

In accordance with the Act, a written copy of this Investment Policy shall be presented to any person seeking to sell to the City an authorized investment or act as Investment Advisor. A qualified representative of a local government investment pool or discretionary investment management firm (e.g. business organization) seeking to sell an authorized investment or perform investment advisory services shall execute a written instrument substantially to the effect that the qualified representative has:

1. Received and thoroughly reviewed the Investment Policy; and
2. Acknowledged that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization in accordance with the Act.

I. SAFEKEEPING AND CUSTODY

The City shall contract with a third party for the safekeeping and custody of securities either owned by the City as a part of its investment portfolio or held as collateral to secure financial institution deposits, share certificates or repurchase agreements. The securities will be held in an account in the name of the City as evidenced by safekeeping or pledge receipts of the institution with which the securities are deposited.

1. INSURANCE OR COLLATERAL

All deposits of City funds with financial institutions shall be secured by pledged collateral in accordance with Chapter 2257 of the Texas Government Code. Securities pledged as collateral for deposits must maintain a market value equal to no less than 102% of the uninsured deposits, including accrued interest. Federal Home Loan Bank Letters of Credit pledged as collateral must be equal to no less than 100% of the uninsured deposits, including accrued interest. Federal Home Loan Bank Letters of Credit pledged for certificates of deposit must expire at least two business days beyond the maturity date of the certificate of deposit. If rolling letters of credit are utilized, advance notice prior to any expiration must be provided along with a letter of credit extension. Any letter of credit extension issued to cover the expiration of an investment should expire no less than two business days beyond the final maturity date of the investment.

Repurchase agreements shall be documented by a specific agreement noting the collateral pledged in each agreement. Collateral shall be reviewed at least monthly to assure the market value equals or exceeds the collateralization requirement for the related bank balances.

2. PLEDGED COLLATERAL AGREEMENTS

All custodial arrangements shall be in accordance with a Custodial Agreement approved by the Investment Officers, which clearly defines the procedural steps for gaining access to the collateral should the City determine that the City's funds are in jeopardy. The custodian institution, or Custodian, shall be the Federal Reserve Bank or an institution not a branch of the firm pledging the collateral. A Depository Agreement shall include the signatures of the City and the firm pledging the collateral and may include the Custodian. The Custodial and Depository Agreements shall address acceptance, substitution, release and valuation of collateral.

3. COLLATERAL DEFINED

The City shall accept only the following as collateral:

1. Cash.
2. FDIC and NCUSIF insurance coverage.
3. A bond, certificate of indebtedness, or note of the United States or its agencies and instrumentalities, or other evidence of indebtedness that is guaranteed as to the principal and interest by the United States or its agencies and instrumentalities.
4. Obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or its agencies and instrumentalities.
5. A bond of the State of Texas or of a county, city or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency, with a remaining maturity of ten (10) years or less.

The use of a letter of credit issued to the City by a Federal Home Loan Bank may be considered by the City to meet the required bank depository collateral requirements.

4. SUBJECT TO AUDIT

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

5. DELIVERY VS. PAYMENT

All security transactions shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the security was received by the City's Safekeeping Agent or Trustee. The security shall be held in the account of the City. The Trustee's or Safekeeping Agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

6. STANDARDS OF OPERATION

The Chief Financial Officer shall develop and maintain written administrative procedures for the operation of the investment program, consistent with this Investment Policy.

J. INTERNAL CONTROLS

1. INTERNAL CONTROLS

Under the direction of the City Manager and in compliance with this policy, the Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Accordingly, as part of the annual audit, the Chief Financial Officer shall establish a process for independent review by the external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

1. Control of collusion - Collusion is a situation where two or more employees are working in conjunction to defraud their employer.

2. Separation of transaction authority from accounting and recordkeeping - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
3. Custodial safekeeping - Securities purchased from any bank or broker/dealer, including appropriate collateral shall be placed with an independent third party for custodial safekeeping.
4. Avoidance of physical delivery securities - Book entry securities are much easier to transfer and account for since actual delivery of a document never takes place. Delivered securities must be properly safeguarded against loss or destruction. The potential for fraud and loss increases with physically delivered securities.
5. Clear delegation of authority to subordinate staff members - Subordinate staff members must have a clear understanding of their authority and responsibilities to avoid improper actions. Clear delegation of authority also preserves the internal control structure that is contingent on the various staff positions and their respective responsibilities.
6. Written confirmation of telephone transactions for investments and wire transfers - Due to the potential for error and improprieties arising from telephone transactions, all telephone transactions should be supported by written communications and approved by the appropriate person. Written communications may be via fax or email if on letterhead and the custodial safekeeping institution has a list of authorized signatures.

K. INVESTMENT STRATEGIES

1. INVESTMENT STRATEGIES

In accordance with the Act, a separate written investment strategy will be developed for each of the fund-types under the City's control. Each investment strategy must describe the investment objectives for the particular fund-type using the following priorities of importance:

1. Understanding of the suitability of the investment to the financial requirements of the City;
2. Preservation and safety of principal;
3. Liquidity;
4. Marketability of the investment if the need arises to liquidate the investment before maturity;

5. Diversification of the investment portfolio; and
6. Yield.

2. FUND STRATEGIES

The investment strategies to be employed by the City are:

A) OPERATING FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Operating Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, managing the weighted average years to maturity of each fund's portfolio to less than 3 years and restricting the maximum allowable maturity to five years will minimize the price volatility of the portfolio.

Liquidity - Operating Funds require the greatest short-term liquidity of any of the fund-types. Short-term financial institution deposits, investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Investment maturities should be staggered throughout the budget cycle to provide cashflow based on the anticipated operating needs of the City. Diversifying the appropriate maturity structure up to the five-year maximum will reduce interest rate risk.

Yield - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of a rolling three-month Treasury Bill portfolio will be the minimum yield objective.

B) DEBT SERVICE FUNDS

Suitability - Any investment eligible in the Investment Policy is suitable for Debt Service Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

Liquidity - Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cashflow requirements. Short-term financial institution deposits, investments pools and money market mutual funds may provide a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement, or similar structured investment, may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

Marketability - Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cashflow requirement is not probable.

Diversification - Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are anticipated to decrease over time, the City is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide an advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. The yield of a rolling three-month Treasury Bill portfolio shall be the minimum yield objective.

C) **SPECIAL REVENUE FUNDS**

Suitability - Any investment eligible in the Investment Policy is suitable for Special Revenue Funds.

Safety of Principal - All investments will be of high quality with no perceived default risk. Market fluctuations will occur. However, by managing Special Revenue Funds to balance the short-term and long-term anticipated cashflow requirements of the specific revenue/expense plan, the market risk of the Fund's portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated cashflow requirement or five years.

Liquidity - A portion of the Special Revenue Funds are reasonably predictable. However, unanticipated needs or emergencies may arise. Selecting investment maturities that provide greater cashflow than the anticipated needs will reduce the liquidity risk of unanticipated expenditures. Short-term financial institution deposits, investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Investment maturities should be staggered throughout the budget cycle to provide cashflow based on the anticipated needs of the City. Diversifying the appropriate maturity structure up to the five-year maximum will reduce interest rate risk.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio structures is the desired objective. The yield of a rolling three-month Treasury Bill portfolio will be the minimum yield objective.

D) **CAPITAL PROJECT FUNDS**

Suitability - Any investment eligible in the Investment Policy is suitable for Capital Project Funds.

Safety of Principal - All investments will be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Capital Project Funds to not exceed the anticipated expenditure schedule the market risk of the overall portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated expenditure schedule, the IRS temporary period for tax-exempt bond proceeds, or five years.

Liquidity - Most capital improvement programs have reasonably predictable draw down schedules. Therefore, investment maturities should generally follow the anticipated cashflow requirements. Short-term financial institution deposits, investment pools and money market mutual funds will provide readily available funds generally equal to at least one month's anticipated cashflow needs, or a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement, or similar investment structure, may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a flexible repurchase agreement.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cashflow requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a tenth of a percentage point will define an efficient secondary market.

Diversification - Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds. Generally, if investment rates exceed the applicable cost of borrowing, the City is best served by locking in most investments. If the cost of borrowing cannot be exceeded, then concurrent market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

Yield - Achieving a positive spread to the cost of borrowing is the desired objective, within the limits of the Investment Policy's risk constraints. The yield of a rolling six-month Treasury Bill portfolio will be the minimum yield objective.

L. POLICY

1. EXEMPTION

The City is not required to liquidate investments that were authorized investments at the time of purchase. At maturity or liquidation, such monies shall be reinvested only as provided by this Policy.

2. AMENDMENT

The City Council shall review the Investment Policy and incorporated investment strategies annually. Amendments must be approved by the Investment Committee and adopted by the City Council. The City Council shall annually adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed and approved the Investment Policy and investment strategies, even if there are no changes from the previous document.

Sample Investment Policy Certification

This certification is executed on behalf of the **City of Morgan's Point Resort** (the Investor) and _____ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor, and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the Investor's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Investor's entire portfolio or requires an interpretation of subjective investment standards or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

(Firm)

Qualified Representative of the Business Organization

(Signature)

(Name)

(Title)

(Date)

Investment Management Firm Contract

Authorized Broker/Dealer List