



City of Morgan's Point Resort

Agenda

City Council Regular Session

Tuesday, June 9, 2026

6:00 PM

MPR EVENT CENTER
60 Morgan's Point Blvd

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

1. **Call to Order**

2. **Invocation**

3. **Pledge of Allegiance**

4. **Citizen Comments on Agenda Items**

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

5. **Presentation**

Proclamation for Council Member Bruce Leonhardt

6. **Consent Agenda**

Minutes

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

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

7. **Ordinance(s)**

a. PH-26-003 Hold a public hearing for Special Use Permit (SUP) at 18 Robin Circle.

b. OR-26-010 Discuss and take appropriate action for ordinance for Special Use Permit (SUP) at 18 Robin Circle.

8. **Resolution(s)**

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

Corporation Board of Directors.

9. City Manager Updates

10. Executive Session

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

11. Adjournment

I certify that a copy of the 6-09-2026 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on 6-03-2026 at 4:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information.

Kelli Merolillo, City Secretary



City of Morgan's Point Resort

MINUTES

City Council Special Session

Wednesday, May 27, 2026

6:00 PM

CITY HALL – Library
8 Morgan's Point Blvd

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

1. **Call to Order**

Meeting was called to order by Mayor, James Snyder, at 6:01 PM

PRESENT:

James Snyder

Dorothy Allyn
Bruce Leonhardt
Roxanne Stryker
Stephen Bishop
Samuel Pallin

ABSENT:

None

Staff: Mary Tolman, Chief Financial Officer/Assistant City Manager

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.

Denise Seibert, 114 Great West Loop, MPR

Resident raised safety concerns and provided a photo showing limited visibility at the corner of 28 Great West Loop when approaching from the north. She also noted the need for a center turning lane when approaching the stop sign from North Point to Cottonwood.

Audrey Hankins, 35 Tanyard, MPR

Resident reported safety concerns due to tire skid marks and video evidence of vehicles racing on Tanyard Road and within the park area. She is requesting the installation of additional speed bumps, trimming of tree limbs obstructing the speed limit sign, and a reduction in the posted speed limit.

Larry Hartman, 112 Great West Loop, MPR

Resident referenced the expectations outlined in the 2026–2027 Strategic Work Plan workshop and suggested that residents submit a work order. He also noted that Code Enforcement was previously outsourced and advised exercising caution when considering future decisions.

Donna Hartman, 112 Great West Loop, MPR

Resident commented great job with the 2026–2027 Strategic Work Plan. She expressed agreement with Denise Seibert, stating that the visibility is obstructed when approaching the stop sign from North Point to Cottonwood. Additionally, she raised concerns about lot clearing and brush piles, suggesting that a contractor be hired to help clear out and remove debris.

5. Consent Agenda

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

6. Resolution(s)

- a. RS-26-035** Discuss and take appropriate action on a memorandum/resolution to enter into Independent Contractor Agreement with Jordan Hall to perform swimming lessons.

Motion to table the contract and suspend any further swim lessons, need documentation, list of students, cost and plan from staff by Allyn, seconded by Pallin.

Voting Yea: Leonhardt
Voting Nay: Stryker, Bishop

Motion passed by unanimous vote (3:2)

- b. RS-26-036** Discuss and take appropriate action on a memorandum/resolution to accept a grant under the Rural VFD Assistance Program not to exceed \$45,000 to purchase a Slip-On Unit.

Motion to approve amending adding Resort on all areas of document by Stryker, Seconded by Leonhardt

Voting Yea: Allyn, Pallin, and Bishop

Motion passed by unanimous vote (5:0)

7. Adjournment

The meeting was adjourned by Mayor James Snyder at 6:42 PM.

I certify that a copy of the 5-27-2026 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 5-19-2026 at 4:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. The

meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information.

James Snyder, Mayor
City of Morgan's Point Resort

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

DRAFT

ORDINANCE NO. 26-010

AN ORDINANCE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, GRANTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 18 ROBIN CIRCLE TO ALLOW FOR A SHORT-TERM RENTAL (AIRBNB); PROVIDING FOR SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has recommended that the Special Use Permit be granted for 18 Robin Circle to allow for a short-term rental (Airbnb); and,

WHEREAS, the City of Morgan's Point Resort, Texas ("City"), is a Type A general law city operating pursuant to the laws of The State of Texas, by and through its duly elected council members; and,

WHEREAS, the Planning and Zoning Commission of the City reviewed the application and made a recommendation to the City Council following proper notice and public hearing; and,

WHEREAS, the City Council has determined that the requested Special Use Permit is appropriate.

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

Section 1. A Special Use Permit is granted for the property located at 18 Robin Circle to allow for a short-term rental (Airbnb):

This permit is subject to the following conditions:

1. The property shall comply with all applicable City ordinances, including zoning, health, safety, and nuisance regulations.
2. The short-term rental shall be operated in accordance with any registration, licensing, or inspection requirements adopted by the City.
3. Occupancy limits, parking requirements, and noise restrictions shall be observed at all times.
4. The permit may be revoked by the City Council for violation of any applicable ordinance or condition of approval.

5. The permit will expire one year from the date of approval of this ordinance, and must be renewed annually with proof of compliance with all applicable City ordinances.

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

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

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

PASSED AND APPROVED this the 9th day of June 2026 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, TEXAS

JAMES SNYDER, Mayor

ATTEST;

KELLI MEROLILLO, City Secretary

RESOLUTION NO. 26-037

A RESOLUTION OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, APPOINTING JO-ELL GUZMAN AS A MEMBER TO THE MORGAN'S POINT RESORT ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS ADOPTED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING THE EFFECTIVE DATE.

WHEREAS, an open position currently exists on the Morgan's Point Resort Economic Development Corporation (Type B) Board of Directors; and

WHEREAS, **Jo-Ell Guzman** has submitted an application and expressed a willingness to serve on the Economic Development Corporation Board; and

WHEREAS, at its Regular Meeting on **May 20, 2026**, the Board of Directors of the Morgan's Point Resort Economic Development Corporation **accepted her application** and approved a motion requesting that the City Council appoint **Jo-Ell Guzman** to fill the open Director position, with a term expiring **December 31, 2027**.

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

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

Section 2. **Jo-Elle Guzman** is hereby appointed to serve on the Morgan's Point Resort Economic Development Corporation Board of Directors, to serve until **December 31, 2027**, or until her successor is appointed.

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

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

Section 5. Severability: In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Resolution which shall remain in full force and effect.

Section 6. Effective Date: This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this the 9th day of June 2026, by ___ (ayes) to ___ (nays) with no abstentions, by a vote of the City Council of the City of Morgan's Point Resort, Texas.

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

ATTEST:

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

DRAFT