



City Council Meeting
Regular Session
November 9, 2021- 6:00 P.M.

Next meeting: December 14, 2021



**CITY COUNCIL MEETING -REGULAR SESSION
Tuesday, November 9, 2021, 6:00 PM**

**Meeting will take place:
MPR EVENT CENTER
60 Morgan's Point Blvd**

To View meeting live go to: <http://www.MorgansPointResortTX.com/YouTube>

Call to Order- Invocation, Pledge of Allegiance

Citizens who wish to address the Council on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to 3 minutes. No discussion or final action will be taken by the City Council

Announcements/ Citizens Public Comments

Item 1 Oath of Office for new Council member – Larry Gossett

Item 2 Planning & Zoning Report – Ken Hobbs, Chairman

Item 3 PUBLIC HEARING – Regarding Special Use Permit for Short-Term Rentals

- 43 & 45 Buttercup Loop
- 26 S Cliffwood Circle

Item 4 Discuss- Proposals of AirBNB Ordinance and Permit Fees Schedules

Item 5 Discuss and take appropriate action- Vote on Special Use Permit for Short Term Rentals

Item 6 Discuss -Kiella Development 13.394 Acres (12 lots)

Item 7 Discuss and take appropriate action- Resolutions

- Resolution 2021-23 Appointment to the Board of Directors of the Tax Appraisal District
- Resolution 2021-24 Authorize the Installation of Flock LPR Cameras

Item 8 Consent Agenda

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by the Mayor or a Councilmember, in which event those items will be pulled for separate consideration.

1. Minutes for October 12, 2021 Regular Session

Item 9 City Manager, Mayor & City Council reports or comments

Item 10 Department Reports

Adjournment

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

*I certify that a copy of the **November 9, 2021** 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 **5th day of November** 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: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254 742-3206 for further information*

Ophelia Rodriguez, City Secretary

OATH OF OFFICE



OATH OF OFFICE

ADMINISTERING THE OATH OF OFFICE TO

LARRY GOSSETT

FOR CITY COUNCIL SEAT

P & Z Report

October 1, 2021

Morgan's Point Resort

City Council Members

The Planning and Zoning committee met on September 28th, 2021. During that meeting the following items were discussed and voted on for consideration of Morgan's Point Resort City Council.

1. P&Z made recommendation to move forward to City Council for consideration the Kiella Development Single Family Subdivision for the 13.394 acres under current ordinances to conform to those height restrictions. Vote was unanimous in favor.
2. P&Z made recommendation to move forward to City Council for consideration the Specific Use Permit for BNB at 43 and 45 Buttercup Loop. Vote was unanimous in favor.
3. P&Z made recommendation to move forward to City Council for consideration the Specific Use Permit for BNB at 26 S Cliffwood Circle. Vote was unanimous in favor.

Owners of the properties under items 2 and 3 have retroactively remitted the occupancy tax required under the new MPR ordinance for short term rental properties.

P&Z discussed accessory buildings as noted in Chapter 14, Chapter 10, and Chapter 8. The concern is in the definition of Contiguous. This was returned to Administrative Staff for further analysis and future recommendations.

P&Z made recommendation to move forward to City Council for consideration the appointment of Michael Ortega as a member of the P&Z committee. We had another applicant Mr. Westmoreland and after questions, comments and discussions on both, Mr. Ortega was voted to move forward to City Council for consideration. P&Z thanked both candidates for their interest in serving the City of Morgan's Point Resort.

There being no further business P&Z adjourned.

Respectfully submitted,

Kenneth W. Hobbs

P&Z Chairperson

Public Hearing



Request form for Review by the Planning and Commission
Specific Use Permit

Application # _____ (City Clerk assigns number) Date: 9-17-21

"PLEASE PRINT CLEARLY"

Name of Requestor: Abigail Satori
Address: 26 S. Cliffwood Circle Phone 303-570-2707
Email: abby.satori@gmail.com

Name of Property Owner: Abigail Satori
Address: 2122 County Road 500, Bayfield CO 81122 Phone 303-570-2707
Email: abby.satori@gmail.com

Property ID/Legal Description/ and Address: 26 S. Cliffwood Circle
Belton, TX 76513

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

Description of Request:

I would like to Airbnb my home
when I'm not living in it. My hope is to
spend summers in Colorado and winter through
spring at my home on Cliffwood Circle.

Signature of Owner Abigail Satori

Date 9-17-21

Signature of Requestor Abigail Satori

Date 9-17-21



**Request form for Review by the Planning and Commission
Specific Use Permit**

Application # _____ (City Clerk assigns number)

Date: 9-15-21

"PLEASE PRINT CLEARLY"

Name of Requestor: Andrea Ferrava & Emily Robinett - Ferrava

Address: 45 Rutledge Loop + 43 Rutledge Loop Phone: 586-863-8331

Email: gpcubsgo4417@gmail.com

Name of Property Owner: Same as above

Address: _____ Phone: _____

Email: _____

Property ID/Legal Description/ and Address: 45 Rutledge Loop + 43 Rutledge Loop

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

Description of Request:

AirBnB approved. Attached is a receipt showing taxes paid.

Signature of Owner

A handwritten signature in black ink, appearing to be "A. Ferrava".

Date 9-15-21

Signature of Requestor

A handwritten signature in black ink, appearing to be "E. Robinett".

Date 9-15-21

DISCUSS PROPOSALS FOR:

- AIRBNB'S ORDINANCE
- PERMIT FEE SCHEDULES

Proposed Fee Schedule

Annexation Petition	NO. of Acres* 10 +250
Final Plat	NO. of Lots* 75.0 +400
Genreal Plan Amendment	\$350
Home Occupation-Standard Fee	\$25
With P&Z or Council review	\$250
Lot Line Adjustment	\$500
Master Plan	\$500
Master Plan Revision	\$250
Minor Subdivision	NO. of Lots* 100 + 600
Minor Subdivision (Subsequent Review)	NO. of Lots* 75. +200
Preliminary Plat	NO. of Lots* 75. +400
Rezoning	NO. of Acres* 10 + 200
Site Plan Review	No. of Lots * 75 +400
Sketch Plat (Other Projects)	No. of Units *15
Sketch Plat (Single Family)	NO. of Lots *35. + 150
Special Use	\$500
Vacation Plat	\$500
Variance (Commercial)	\$500
Variance (Residential)	\$250



CITY OF MORGAN'S POINT RESORT
8 MORGAN'S POINT BLVD | MORGAN'S POINT RESORT | TX 76513
FOR QUESTIONS PLEASE CONTACT [CITY HALL](#) AT (254) 780-1334
Office Hours: Monday to Friday, 7:00 a.m. to 4:00 p.m.

Short-term Rental Application Checklist

General Information

"Short-term rental" shall mean the rental of a residential dwelling, a dwelling unit or a room in a dwelling for compensation by way of a rental agreement, lease, license or any other means, whether oral or written to a person or group of persons for temporary overnight accommodations for a period of less than thirty consecutive days.

Short-term vacation rentals may be established and operated only after a Permit has been approved and is in compliance. The Permit for a short-term rental shall be valid for one calendar year from the date of issuance and may be renewed annually thereafter, provided that the provisions remain in effect and have not expired.

Submittal Requirements Checklist

- ☐ Short-Term Vacation Rental (STVR) Application Form (only one application is required per property regardless of the number of STVR units)
- ☐ STVR Management and Operation Plan
- ☐ Site Plan: showing all improvements on the entire property on which the short-term rental unit(s) is/are located, including the power panel disconnect, house water main valve, number and location of designated on-site parking spaces available (including garage parking) for use by renter(s), storage location of trash containers and any outdoor patios or barbeque areas.
Note: RENEWALS require a Site Plan if:
 - There has been a decrease in the number or size of parking spaces, and
 - The vacation rental permit has not been amended to approve the changes
- ☐ Floor Plans (one per unit): labeling all interior rooms and the location of all sleeping areas and bedrooms. Include the number of beds (including sofa beds, inflatable mattresses, roll-a-way beds, hide-a-beds, and the like) to be rented as part of the short-term rental, the approximate square footage of each short-term vacation rental unit and the square footage of the entire property (lot area).
Note: RENEWALS require Floor Plans if:
 - There has been an increase or decrease in the number of sleeping areas or bedrooms.
- ☐ Non-refundable application Fee:
 - Initial Application Fee- \$300.00
 - Annual Review- \$175.00
 - Fire Inspection - \$150.00
 - Standard Inspection – \$100.00

Short-Term Rental Application Form

SAMPLE

Application Type: New Renewal Permit# _____

SEC I: Unit Information

Short Term Rental Address(es) _____

Number of Units _____

Number of On-site Parking _____

Number of Bedrooms per Unit _____

Spaces Designated for STR(s) _____

Additional Uses Onsite _____

SEC II: Applicant Information

Name _____

Phone _____

Email _____

Address _____

City _____

Zip _____

State _____

SEC III: STR Owner's Authorized Agent

Name _____

Phone _____

Email _____

Address _____

City _____

Zip _____

State _____

Note: The STR Owner's authorized agent shall be a local contact person who shall be available 24 hours per day, seven days a week for the purpose of responding to City staff calls pertaining to complaints regarding the condition, operations or conduct of occupants of the short-term rental or guests. If directed by City Staff, the STR Owner's authorized agent shall personally proceed on-site within 30 minutes from the call to resolve the problem.

SEC IV: Hotel Occupancy Tax (HOT)

Primary contact person for guest and managing bookings: _____

Applicant _____

Authorized Agent _____

Other _____

Name _____

Phone _____

Email _____

SEC V: Online Hosting Platforms Information

Primary contact person for guests and managing bookings: _____

Applicant _____

Authorized Agent _____

Other _____

Name _____

Phone _____

Email _____

Please check all online hosting platforms on which you plan to list your STR(s):

Airbnb _____

VRBO _____

TripAdvisor _____

Flipkey _____

Homeaway _____

Other (list all other platforms below): _____

I certify that the information provided in this application is true and correct. I agree to notify the City of Morgan's Point Resort of any material change in the information provided in this application and/or any change in ownership of this property within 14 days of such change. I have reviewed the entirety of the City of Morgan's Point Resort Short-term Rental Municipal Code(_____), which pertains to my use of the Short-term Rental Permit and I understand and agree to all of the conditions and requirements. I agree to pay the Hotel Occupancy Tax as set forth in Chapter xxxx of the Municipal Code. I consent to an inspection of the property to verify any information in this application or at any time to assess compliance with the Municipal Code.

Owner's Signature _____

Date _____

Authorized Agent Signature _____

Date _____

VOTE

SPECIAL USE PERMITS SUBMITTED

43 & 45 BUTTERCUP LOOP

26 S CLIFFWOOD CIRCLE

Kiella Development

**MORGAN'S POINT RESORT, TEXAS
APPLICATION FOR REVIEW OF PLATS**

TYPE OF PLAT

Preliminary Plat _____

Final Plat X

PLAT INFORMATION

Proposed Name of Subdivision:

THE CLIFFS AT LAKEWOOD

Name/Address/Phone of Owner:

KIELLA DEVELOPMENT, INC.

P.O. BOX 1344

TEMPLE, TEXAS 76503

Name/Address/Phone of Subdivider/Developer:

KIELLA DEVELOPMENT, INC.

P.O. BOX 1344

TEMPLE, TEXAS 76503

Name/Address/Phone of Engineer/Surveyor:

TURLEY AND ASSOC.

301 N. 3RD STREET

(254)773-2400

Date Submitted to City:

8/12/2021

Number of Lots: 12 Total Acreage: 13.394 Land Use Type RESIDENTIAL

Fees Paid: YES _____ NO _____ Amount: _____

PLEASE SIGN AND DATE

SIGNED _____

DATE 8/12/2021

FARM TO MARKET RD 2483



MORGAN'S POINT ROAD

SITE



MOONLIGHT LN

CANYON DR

CLIFFSIDE DR

COX CIR

TANYARD RD

OAKMONT CIR

RIDGEWOOD DR

TIMBERLINE DR

PAWNEE LN

CHEROKEE LN

TEJAS LN

UITE LN

W MAYA LN

MOJAVE LN

SHAMNEE LN

E AZTEC LN

W AZTEC LN

BEING a 13.394 acre tract of land situated partly in the GEORGE W. LINDSEY SURVEY, ABSTRACT No. 513, and partly in the H. KATTENHORN SURVEY, ABSTRACT No. 505, both in Bell County, Texas and being all of that certain 13.462 acre tract of land (TRACT 2) described in a Special Warranty Deed with Vendor's Lien dated February 26, 2015 from Edward William Clinite, Trustee of the Esta Laperle Clinite Descendants Separate Trust to Kiella Land Investments, Ltd., a Texas limited partnership and being of record in Document No. 201800038938, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said TRACT TWO and being the northeast corner of that certain 2.667 acre tract of land described in a General Warranty Deed dated February 17, 2005 from Edward Robinson and Nancy Robinson, husband and wife to Susan D. Wollenberg and Larry E. Wollenberg, wife and husband and being of record in Volume 5624A, Page 558, Official Public Records of Bell County, Texas and being in the west right-of-way line of Morgan's Point Road (a publicly maintained roadway) for corner;

THENCE N. 53° 59' 30" W., 298.18 feet departing the said west right-of-way line and with the south boundary line of the said TRACT 2 and with the north boundary line of the said 2.667 acre tract (calls S. 54° 45' 03" E., 298.18 feet) to a 1/2" iron rod found being the northwest corner of the said 2.667 acre tract and being in the east boundary line of that certain 1.98 acre tract of land described as Lot 1, Block 1, Robinson Subdivision according to the map or plat of record in Cabinet C, Slide 87-A, Plat Records of Bell County, Texas for corner;

THENCE departing the said 2.667 acre tract and with the east and north boundary lines of the said Lot 1, Block 1, Robinson Subdivision and continuing with the south boundary line of the said TRACT 2 the following four (4) calls:

- 1) N. 46° 01' 19" E., 54.27 feet (calls N. 45° 15' 46" E., 54.27 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northeast corner of the said Lot 1, Block 1, Robinson Subdivision for corner;
- 2) N. 43° 58' 41" W., 61.12 feet (calls N. 44° 44' 14" W., 61.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) N. 73° 17' 55" W., 67.66 feet (calls N. 75° 12' 11" W., 68.09 feet) to a 1/2" iron rod found for corner;
- 4) N. 56° 12' 50" W., 55.78 feet (calls N. 52° 13' 23" W., 55.00 feet) to a cotton spindle found being the northwest corner of the said Lot 1, Block 1, Robinson Subdivision and being the northeast corner of that certain 1.126 acre tract of land described as Robinson Subdivision, Phase I according to the map or plat of record in Cabinet C, Slide 149-A, Plat Records of Bell County, Texas for corner;

THENCE N. 49° 52' 33" W., 115.33 feet departing the said Lot 1, Block 1, Robinson Subdivision and with the north boundary line of the said Robinson Subdivision, Phase I (calls S. 52° 13' 23" E., 116 feet) and continuing with the south boundary line of the said TRACT 2 to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said Robinson Subdivision, Phase I and being the northeast corner of that certain 1.04 acre tract of land

described as Lot 3, Robinson Subdivision, Phase II according to the map or plat of record in Cabinet C, Slide 188-A, Plat Records of Bell County, Texas for corner;

THENCE departing the said Robinson Subdivision, Phase I and with the north boundary line of the said Lot 3, Robinson Subdivision, Phase II and continuing with the south boundary line of the said TRACT TWO the following two (2) calls:

- 1) N. 52° 04' 54" W., 69.94 feet (calls S. 52° 50' 27" E., 69.94 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 67° 06' 26" W., 59.83 feet (calls S. 67° 54' 53" E., 59.68 feet) to a 1" iron pipe found being the northwest corner of the said Lot 3, Robinson Subdivision, Phase II and being in the east boundary line of Lot 2, said Robinson Subdivision, Phase II and being the southwest corner of the said TRACT 2 for corner;

THENCE N. 44° 41' 20" E., 313.14 feet departing the said Lot 3, Robinson Subdivision, Phase II and with the east boundary line of the said Lot 2, Robinson Subdivision, Phase II (calls S. 44° 42' 56" W., 320.83 feet) and with the west boundary line of the said TRACT 2 to a Corps of Engineers monument found being the northeast corner of the said Lot 2, Robinson Subdivision, Phase II and being an easterly corner of that certain tract of land described as U. S. A. Tract No. F500 for corner;

THENCE N. 51° 57' 37" W., 99.62 feet departing the said Lot 2, Robinson Subdivision, Phase II and with the north boundary line of the said U. S. A. Tract No. F500 and continuing with the west boundary line of the said TRACT 2 to a Corps of Engineers monument found being the southeast corner of that certain tract of land described as Morgan's Point Resort City, Section 7, a subdivision to the City of Morgan's Point Resort, Bell County, Texas according to the map or plat of record in Cabinet A, Slide 248-C, Plat Records of Bell County, Texas for corner;

THENCE departing the said U. S. A. Tract No. F500 and with the east boundary line of the said Morgan's Point Resort City, Section 7 and continuing with the west boundary line of the said TRACT 2 the following five (5) calls:

- 1) N. 47° 04' 23" E., 167.00 feet to a 60d nail at a fence corner post found for corner;
- 2) N. 03° 58' 22" W., 170.51 feet to a 1/2" iron rod found for corner;
- 3) N. 05° 31' 48" E., 281.95 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) N. 23° 06' 49" E., 261.68 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 5) N. 31° 17' 48" E., 263.10 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being the northeast corner of the said Morgan's Point Resort City, Section 7 and being the most northerly corner of the said TRACT 2 and being in the aforementioned west right-of-way line of Morgan's Point Road and being at the beginning of a non-tangent curve to the right having a radius equals 1102.90 feet, chord bearing equals S. 12° 19' 59" E., 484.07 feet for corner;



THENCE departing the said Morgan's Point Resort City, Section 7 and with the said west right-of-way line and with the east boundary line of the said TRACT 2 the following three (3) calls:

- 1) 488.04 feet along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) S. 00° 03' 26" E., 904.02 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 1107.89 feet, chord bearing equal S. 10° 08' 12" W., 391.17 feet for corner;
- 3) 393.23 feet along the arc of said curve to the right to the Point of BEGINNING and containing 13.394 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.


 Michael E. Alvis, RPLS#5402
 August 11, 2021



THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 505
 THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 28' 59"
 THE COMBINED CORRECTION FACTOR (CCF) IS 0.999851
 PUBLISHED CITY COORDINATES ARE X = 3,197,269.97 Y = 10,392,611.98
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS
 S. 26° 49' 00" W., 3241.68 FEET.
 GRID DISTANCE = SURFACE DISTANCE X CCF
 GEODETIC NORTH = GRID NORTH + THETA ANGLE

Resolutions

RESOLUTION NO. 2021-23

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, CONFIRMING THE APPOINTMENT OF W. JARED BRYAN, Jr., AS THE CITY OF MORGAN'S POINT RESORT REPRESENTATIVE ON THE BOARD OF DIRECTORS OF THE TAX APPRAISAL DISTRICT OF BELL COUNTY, TEXAS.

WHEREAS, Section 6.031(b) of the Tax Code requires members of the Board of Directors of the Tax Appraisal District of Bell County to serve two (2) year terms; and

WHEREAS, a need exists for the City of Morgan's Point Resort to recommend the appointment of the City's representative on the Board of Directors of the Tax Appraisal District of Bell County for a two (2) year term beginning January 2022.

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

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

Section 2. Mr. W. Jared Bryan, Jr., is hereby recommended for appointment as the City of Morgan's Point Resort's representative on the Board of Directors of the Tax Appraisal District to Bell County, Texas for a period of two (2) years beginning January 2022.

PASSED AND APPROVED this 9th day of November 2021, by ____ (ayes) to ____ (nays) with no abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

/s/ Dennis, Mayor
City of Morgan's Point Resort, Texas

Attest:

APPROVED AS TO FORM:

/s/ Ophelia Rodriguez, City Secretary
City of Morgan's Point Resort, Texas

/s/ Neale Potts, City Attorney

RESOLUTION NO. 2021-24

A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, TO AUTHORIZE THE PROCESS OF INSTALLATION FLOCK LPR CAMERAS IN CERTAIN AREAS OF THE CITY

WHEREAS, the City Council approved a budget amendment for the purchase of Police department Flock camera LPR System to help with Criminal Investigations

WHEREAS, with the continual growth of the City and the new school building constructed adjacent to the City, the use of the cameras will provide added security to the public: and,

WHEREAS, because of increased traffic flow in and out of the City, the need exists for increased public safety;

WHEREAS, the City will need to enter into an agreement with the Texas Department of Transportation for the installing Flock LPR Cameras,

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

Section 1. Flock LPR Cameras will be install at:

- **South City limits on Morgan's Point Road**
- **East City limits on FM 2483**
- **East City limits on NorthPoint Road**
- **Entrance to Oakmont Park**

Section 2. The City approved the Multiple Use Agreement with the Texas Department of Transportation which is attached hereto.

PASSED AND APPROVED this 9th day of November, 2021, by ____ (ayes) to ____ (nays) with no abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

/s/ Dennis Green, Mayor

Attest:

APPROVED AS TO FORM:

/s/ Ophelia Rodriguez, City Secretary

/s/ Neale Potts, City Attorney

Consent Agenda



**CITY COUNCIL MEETING -REGULAR SESSION
Tuesday, October 12, 2021, 6:00 PM
MINUTES**

Call to Order- Invocation, Pledge of Allegiance

Mayor Green led all in the Pledge of Allegiance to the US and Texas Flag. Mayor Pro-tem Hartman led the invocation.

Announcements/ Citizens Public Comments

Boy Scout Elliott Lehman of pack #118, - reported that the troop had worked on the dug outs, helmet racks at the baseball field, and repainted the basketball court at Ansay Park. Mr. Lehman thanked the Maintenance department for the use of their building for Scout Day. On September 20th the troop worked on their merit and emergency preparedness badges. He thanked City Manager Rice, Police Chief Cline and Fire Chief Williams for their assistance. *Citizen Gary Green* commented that there have not been City Council packets posted on the website for the last 2 months and would like to hope that this was not going to discontinue.

Citizen Ronny Snow commented he has witnessed at times reckless driving with golf carts, and was questioning if there will be some restrictions such as insurance, age limit etc.

Recognition - Bud Carlock

City Manager Rice introduced Martha Tyroch (MPR marina patron). Mrs. Tyroch commented, as a long-time marina patron she has never seen a cleaner and more happier patrons of the marina. Mrs. Tyroch presented Mr. Carlock with a Certificate with a Texas Flag, that had flown over the State Capitol on September 17th. The signed certificate was from Texas Senator Dawn Buckingham.

Item 1 Discuss and take appropriate action- Minutes for September 14, 2021

Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to accept minutes as written. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried.

Item 2 Discuss and take appropriate action- Resolution 2021-20 Reappointment of P&Z member

Mayor Green entertained a motion. Council member Robbie Johnson made the motion to approve Resolution 2021-20 reappointing Ken Hobbs as a member to the P&Z. Mayor Pro-tem Hartman made the second motion. All present voted "Aye". Motion carried. Council thanked Mr. Hobbs for his service.

Item 3 Discuss and take appropriate action- Resolution 2021-21 Appointment to City Council

Mayor Green stated there was a vacancy within the City Council due to the recent resignation of Ronny Snow. He stated the Council could appoint someone or wait until May elections. Mr. Green opened the floor to the Council. Mayor Pro-tem Hartman nominated Larry Gossett, stating that Mr. Gossett had run for city council and the citizens appreciate him. She added that Mr. Gossett has attended meetings and is well informed with the city. Mayor Green asked for any other comment or nomination. Council member Shawn Knuckles nominated Jimbo Snider. He stated Mr. Snider is the owner of Neighbor of MPR Facebook and has been very much involved and active with his community. Mayor Pro-tem Hartman made the motion to move forward with the nomination to appoint Larry Gossett to fill the vacancy. Council member Bruce Leonhardt made the second motion. All present, voted 3 Aye's and 1 Nay.

Item 4 Discuss and take appropriate action- Resolution 2021-22 Appointment for vacancy within P&Z

Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to approve Resolution 2021-22 filling in vacancy within the P&Z, with Michael Ortega taking the position. Council member Shawn Knuckles made the second motion. All present voted "Aye". Motion carried.

Item 5 Discuss and take appropriate action- Ordinance 2021-7 Golf Cart Type vehicles

Mayor Green advised that in the past, there have been numerous discussions regarding the use of golf carts within the city. Due to the increase, the city felt the need to create an ordinance that could dictate their use for safety purposes. Police Charles Cline briefly explained the need for the ordinance and added that the State has also created regulations. He briefly touched on a few restrictions: Golf carts driven within the City will require license plates. Operations of these vehicles can only be on roads with a speed limit of *under 35*, which means they will *not* be allowed to be on Morgan's Point Road and FM 2483. Headlights, taillights, reflectors, parking brakes, and mirrors will be required on the golf cart, and only can be operated by a licensed driver. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to approve Ordinance 2021-07. Council member Robbie Johnson made the second motion. All present voted "Aye". Motion carried.

Item 6 City Manager's Reports, Mayor & City Council Reports, or comments

- City Manager Rice stated the surveys have been completed. Total amount received was 269. An incentive was to draw a survey and that person would receive a gift card donated from Backyard BBQ. City Manager Rice complimented Jimanne Durkee and her group for their hard work.
- Update on the Ground Water Storage project, currently have a 50% design and are on par to have a 100% design by the end of the year, and then it will go out for competitive bid
- Mayor Pro-tem Hartman reported -National Night out was a success. COPS program had a holiday extravaganza at Fellowship Church, and Tom Nipper Memorial Fund Raiser sanctioned BBQ to be October 16 at Ansay Park.
- Auxiliary report read by Mayor Pro-tem Hartman- There were no applications received for the Miss Flame \$1000 scholarship. Auxiliary thanked the Fire department for the opportunity to serve brownies during their Open House, and the officer Auxiliary nominations will take place at the November meeting.
- City Manager Rice -A reminder of this Fridays Coffee (October 15th) with the City Manager. Starting next month, the Coffees will be on the 3rd Fridays of each month, and there will be Coffee with the City Manager and the Mayor on a Saturday. Check the website for dates.

See other reports attached.

Adjournment Mayor Green entertained a motion. Mayor Pro-tem Hartman made motion to adjourn. Council member Robbie Johnson made the second motion. All present voted "Aye". Motion carried. **Meeting adjourned at 6:35 PM.**

Dennis Green, Mayor
City of Morgan's Point Resort, Texas

ATTEST:

Ophelia Rodriguez, City Secretary
City of Morgan's Point Resort, Texas

CITY MANAGER & CITY COUNCIL

COMMENTS OR REPORTS

Department Reports

**MARY RUTH BRIGGS LIBRARY
MONTHLY REPORT-- OCTOBER 2021**

7556 BOOKS IN THE LIBRARY CATALOG ON OCTOBER 31, 2021 with 0 added during the month of OCTOBER.

217 MEMBERS ON OCTOBER 31, 2021 with 0 new members added during the month of OCTOBER. (As a part of the library automation project, library memberships have been reduced to one membership per family. New membership cards are printed and are being distributed.

537.5 VOLUNTEER HOURS YEAR TO DATE OCTOBER 31, 2021 with 3 volunteer hours during the month of OCTOBER.

Sincere THANKS to so many Volunteers for making the automation project successful for our City.

Volunteer Day was NOT held on WEDNESDAY, October 20, 2021, because of the excellent volunteer work by the 4H group this month.

Contact Pam Robinson at pmrofmp@yahoo.com to volunteer when you can.

MASKS are requested, but not required at the Library.

Website: www.morganspointresorttx.com





CITY OF MORGAN'S POINT RESORT

Taran Vaszocz-Williams

Fire Chief

Morgan's Point Resort Fire Department

6 Lakeforest Drive

Morgans's Point Resort, Texas 76513-6438

November 3, 2021

Honorable Mayor and Council,

- 1. The department responded to 79 calls last month. That represents a 34% increase over September of 2020 (N=59).**
- 2. Average Response Time for Priority 2 or higher calls was 9 minutes, 22 seconds (N=59).**
- 3. A total of 1512 was worked on station throughout the month:**
 - a. Career Staff (3)- 611 Hours 40%**
 - b. Volunteer Staff (20)- 716 Hours 47%**
 - c. Relief Driver (5)- 185 Hours 13%**
- 4. Active Roster- Eighteen Volunteer members met or exceeded the requirements for Active Service Units in August. The names of inactive members are not published due to privacy concerns as situations vary. I included the three career members in this month's report to punctuate the time and dedication put into our updated staff scheduling and deployment model.**
- 5. Education Services- October yielded and unexpected training opportunity for MPR Fire...**

Many in our community are familiar with the hospitality, kindness and generosity of the Grote family. If you aren't? Well, swing on by The Backyard BBQ the next time you're in town and see for yourself! They have always welcomed our Firefighters in for great food and memories, so when they invited us into their home this week, how could we say no?

Of course, Firefighters can destroy just about anything. The phrase "it's Firefighter proof" is right up there with "childproof." So, when you invite over 30 Firefighters into your home for an entire week, things are bound to get broken! Fortunately for the us, that's exactly what the Grotes had in mind. The time had come to say goodbye to their home of nearly two decades and make way for something new. The old girl was slated for demolition next week, but before she went, she had one last gift to give and another lifetime of memories to make.

"Acquired Structure" is the fire service term for a building entrusted to Firefighters to perform destructive training in. Taking an axe to a wooden prop or directing a fire hose stream onto a cinderblock wall is one thing...the physical feeling of performing those tasks on an actual home are quite another. Training opportunities such as these do not come along often, and when someone is kind enough to let Firefighters demolish a place as sacred as a family home, it's an honor and experience not unlike our paramedics find in the cadaver lab. You simply cannot duplicate the caliber and realism of this type of training, and for that, we are immensely grateful.

Firefighters from Morgan's Point Resort and Sparta Volunteer Fire Department spent hours each day, and well into the night, practicing and perfecting essential fireground tasks. Engine Companies stretched hose into the home, advancing it around sharp corners and over slick floors, strewn with insulation and ceiling debris. They searched for victims and hidden fire in simulated smoke and without handlights. They applied water to sheet rock-lined walls and ceilings, getting the audio and tactile feedback that can only be had from an actual home.

Truck Companies laddered the roof and created ventilation openings with traditional axes, THE PIG, gasoline and battery powered saws. They coordinated their efforts with pipemen below. Windows were turned into doorways for victim removal and a thorough study of residential building construction was performed. Instructors emphasized the importance of a complete size-up of the home and detailed areas prone to collapse and fail under fire conditions.

Over one hundred man hours were spent making safety preparations, preparing lesson plans and conducting hands-on training from Monday on. Even the Morgan's Point Resort Police Department got some time in as they practiced "clearing a building" and other police procedures.

We extend our thanks and appreciation to Kyle, Shanna and family for welcoming us into your home and allowing us to be a part of your new chapter in life!

- 6. 2021 Firefighter Awards, Promotion and Recognition Ceremony- Mark you calendars for Friday, December 3rd for the second annual event to cast the spotlight on the tireless efforts and dedication of the men and women who serve to keep our community safe. Details will follow later this month.**

Kindly,

A handwritten signature in dark ink, appearing to read 'Taran Vaszocz-Williams', with a long horizontal stroke extending to the right.

**Taran Vaszocz-Williams
Fire Chief**

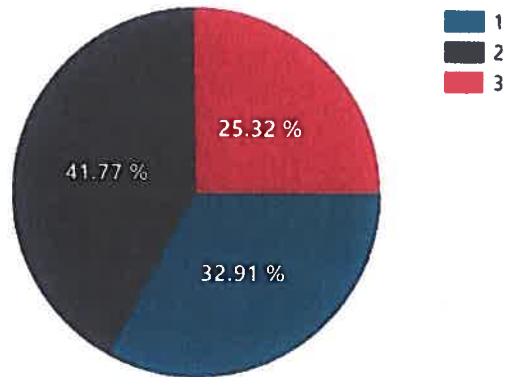
Monthly Report - MPFD

Previous Month



Event Priority	Event Count
1	26
2	33
3	20
Total	79

Event Priority



Event Priority	Response Time	Start To Add Time	Add To Disp Time	Disp To En Rte Time	En Rte To Arv Time	Arv To Close Time
1	611	55	36	212	409	1887
2	515	81	27	133	456	1212
3	609	68	25	209	395	1278

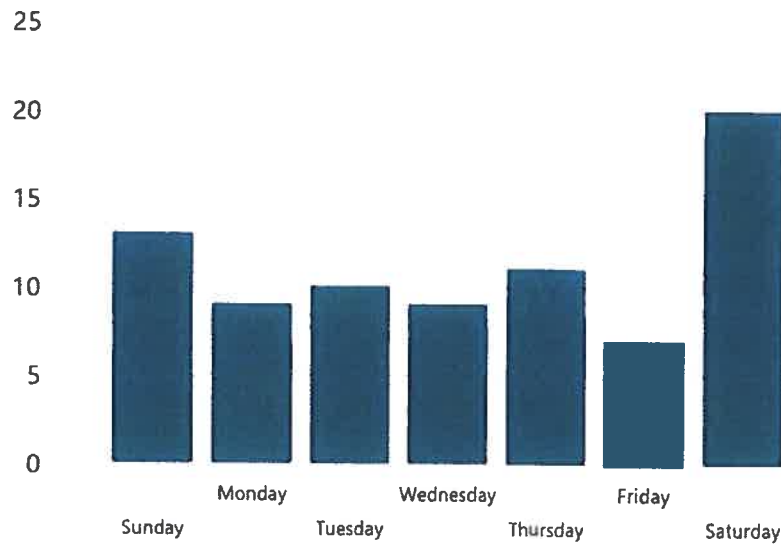
(Response times in seconds.)

Monthly Report - MPFD

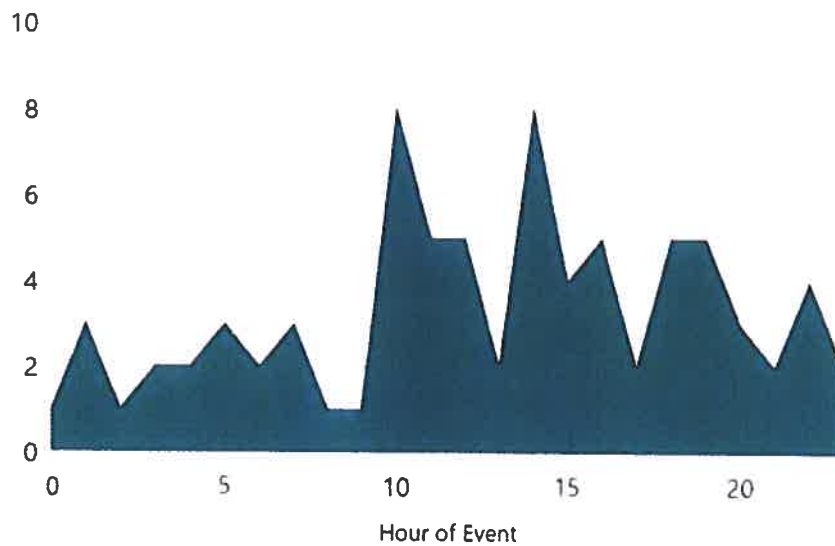
Previous Month



Event Counts by Day of Week



Event Counts by Hour of Day (24 hour)



Monthly Report - MPFD

Previous Month



Event Counts by Type

Event Type	Event Count
FALLS	11
BREATHING PROBLEMS	11
SICK PERSON	7
PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT	4
TRANSFORMER ARCING	4
CHEST PAIN (NON-TRAUMATIC)	4
UNKNOWN STATUS (MAN DOWN)	4
ALARM	2
DROWNING(NEAR)/DIVING/SCUBA ACCIDENT	2
DISABLED VEHICLE	2
TRAFFIC/TRANSPORTATION ACCIDENTS	2
CARDIAC OR RESPIRATORY ARREST/DEATH	2
UNCONSCIOUS/FAINTING (NEAR)	2
FD ASSISTANCE (LADDER, BEES, EQUIP)	2
STRUCTURE FIRE	2
CONTROL BURN	2
GRASS FIRE	2
ABDOMINAL PAIN/PROBLEMS	2
CONVULSIONS/SEIZURES	2
STILL ALARM CAR DUMPSTER ETC	1
ODOR OF OR GAS LEAK	1
DIABETIC PROBLEMS	1
STROKE	1
ALLERGIES(REACTIONS)/ENVENOMATIONS (STINGS,BITES)	1
ASSAULT/SEXUAL ASSAULT	1
CHOKING	1

Monthly Report - MPFD

Previous Month



OVERDOSE/POISONING

1

HEMORRHAGE/LACERATIONS

1

HEART PROBLEMS /A.I.C.D.

1

Total

79

Report Filters

Summary

Generated on 11/03/2021

Sum Totals



Total hours worked

Total hours worked	1527.9 hours
Career Staff	610.75 hours
Volunteer	716.15 hours
Relief Driver	185.5 hours
AVLA Station < 10 Minutes	15.5 hours

Per User Totals

User	Hours Worked
Corey Adams	32 hours
Mickey Brinker	23.09 hours
Caleb Brown	9 hours
Addison Buckner	73.72 hours
Gordon Carlson	18 hours
Dan Castelli	84.92 hours
Max Castelli	64 hours
Corrigan Conklin	6.25 hours
Victor Hall	13 hours
Justin Hutton	12.92 hours
Derian Lassetter	41 hours
Dylan Long	44 hours
Chuck Maines	117 hours
Ethan McClellan	28.17 hours
Matthew Mullins	27.5 hours
Taylor Ratcliff	36 hours
Carl Reynolds	59.5 hours
Noel Shaver	68 hours
Shane Sibley	149.25 hours
Isaac Silva	46.5 hours
Natasha Smart	15.33 hours
Taran Vaszocz	229.5 hours
Will Vaszocz	40.5 hours
Mark Wilkerson	232 hours
Stephen Williams	38 hours
Tony Woodard	18.75 hours

ASU Rank October 2021

[illegible]



MORGAN'S POINT RESORT

Utilities Department

Monthly Council Report

October 2021

Water

- We repaired water leaks on Mesquite, Roy Bean, and Helmsman.
- We installed new service on Lakeview Drive, Kleypas Park, three on Riverstone Parkway, and extended the water main 160 feet for one on Canyon Circle.
- We had a great kick off meeting to get our new GIS system started and Cody is doing a great job of learning new skills and leading the way on this project.
- We completed both our quarterly and semiannual inspection and maintenance routine at pump station 1.
- As the season and demand changes, the team is monitoring closely and making the necessary adjustments to ensure our water quality.
- We have worked rock saw hard lately and replaced many of the cutting teeth.
- We completed 9-occupant change, 6-disconnect, 5-connect, 10-meter information, 7-meter change, and 1-miscellaneous service orders.
- We completed meter reads, 34 re-reads, and 40 lock offs for non-payment.
- We flushed all dead-end mains.
- We sampled chlorine daily, free ammonia and monochloramines weekly and after any adjustment, submitted six coliform samples and six nitrite / nitrate samples for the month. All with good results.

Wastewater

- We clean, service, monitor, and adjusted our treatment system according to schedule.
- We treated a daily average of 3,852 gallons.
- Our weekly average sample results were biochemical oxygen demand <2.0 mg/L, total suspended solids <2.0 mg/L, and our lowest dissolved oxygen level was 6.5 mg/L for the month.
- We completed and submitted our monthly Discharge Monitoring Reports as required by the E.P.A. and the T.C.E.Q.

Swimming Pool

- We maintained the pump and filter system and chemical feed system.



Morgan's Point Resort Police Department

**6 Lake Forest Drive
Morgan's Point Resort, Texas 76513
Phone: (254) 742-3252**

***Charles A Cline
Chief of Police***



Police Department Monthly Summary for October 2021

- During October the Police Department had 1,100 calls for Police services.
- Officers had 114 Traffic Stops.
- The Department had 4 request for House Watch.
- Officers responded to 40 EMS Calls.
- Officers had 18 Suspicious Circumstances (Vehicle/Person) reported to the Police Department.
- Officers had 2 Arrests for Driving While License Suspended.
- Officers had 1 Arrests for Driving While Intoxicated.
- Officers Assisted Animal Control with 23 calls.
- Officers had 6 Verbal Domestic.
- Officers had 1 Violent Domestic.
- Officers handled 9 civil issues.
- There were 13 Welfare Checks.
- There was 7 Alarm Calls.
- Officers had 100 Citizen Contacts.

MORGAN'S POINT RESORT POLICE DEPARTMENT
MONTHLY REPORT
OCTOBER 2021

	October 2021	September 2021	August 2021	July 2021	Year to Date

Arrests	11	5	3	2	44
Number of Calls	1,100	936	1,069	1,234	9,578
Police Reports	16	12	8	15	120
Citations	33	10	34	23	170
Citations (Warnings)	81	72	94	64	609
House Watches	4	1	5	13	34
Traffic Accidents	0	1	2	1	10

	Reported	Reported	Reported	Reported	Reported
Assault	0	0	1	0	1
Assault (Agg)	0	0	0	0	0
Assault (Sexual)	0	0	0	0	0
Burglary of Business	0	0	0	0	0
Burglary of Habitation	1	0	0	1	3
Burglary of Motor Vehicle	0	0	0	1	8
Criminal Mischief	0	1	0	2	3
Criminal Trespass	0	0	0	0	1
D.W.I.	1	0	0	1	4
D.W.L.I.	2	0	0	0	10
Dog Bite	0	0	0	0	3
Family Violence	3	0	0	0	5
Family Violence (Info Only)	1	0	0	0	1
Indecency with a Child	0	0	0	0	1
Information Only	1	4	1	5	29
Poss of Drugs (Felony)	0	4	0	0	9
Poss of Drugs (Misdemeanor)	0	0	2	0	5
Poss of Drug Paraphernalia	0	0	0	0	1
Public Intoxication	0	0	1	1	3
Robbery	0	0	0	0	0
Robbery (Agg)	0	0	0	0	0
Runaway	0	0	1	2	4
Terroristic Threat	0	0	0	0	0
Theft	2	1	0	1	9
Theft (Felony)	0	0	0	0	1
Unauthorized Use of Motor Vehicle	0	1	0	1	2
Violation of Protective Order	0	0	0	0	0
Warrant Service	5	1	2	0	17

	Recorded	Recorded	Recorded	Recorded	Recorded
Reserve Officer's Hours	52	41	41	37	319



Morgan's Point Resort
 6 Lake Forest Drive
 Morgan's Point Resort, TX
 Office: (254) 742-3231
 Fax: (254) 742-3260

City Council Report October 2021

Code Enforcement

	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021
New Offenses	48	41	53	47	83	73	25	57	93	64	4	0
Old Follow-ups	49	44	54	56	79	78	30	60	98	70	3	0
Pet Registrations	16	6	65	17	28	8	10	17	17	11	0	0
Animal Handled	10	10	15	11	41	44	10	19	49	27	1	0
Animal Impound Invoice	0	0	0	0	0	0	0	0	0	1	0	0
Building Inspection	0	0	1	2	0	0	0	0	19	7	0	0
Certified Letter	9	1	6	6	9	3	1	5	1	2	0	0
Citation	0	0	0	0	1	3	2	0	0	2	0	0
Citizen Contact	36	23	40	44	42	64	20	45	32	44	2	0
Closed	0	0	0	0	0	2	0	0	1	0	0	0
Compliance	16	10	8	11	9	13	4	9	12	7	0	0
Door Hanger	1	0	0	0	0	1	1	3	0	3	0	0
Follow Up	0	0	0	0	0	0	1	1	0	0	0	0
Letter	14	4	5	0	8	9	1	9	8	6	0	0
Pound	1	0	1	0	6	3	0	0	1	4	0	0

Date: 11/1/2021

Set Trap	2	12	9	3	18	16	10	17	29	12	2	0
Solicitor Permit	0	0	1	0	1	0	0	0	0	0	0	0
Stop Work Order	0	0	4	0	0	0	0	0	3	0	0	0
Towed	0	0	0	0	0	0	0	0	0	0	0	0
Training	0	0	2	0	0	0	0	0	0	0	0	0
Unfounded	0	0	1	1	1	6	2	4	4	1	0	0
Verbal Warning	2	12	6	7	7	2	2	4	2	5	0	0
Written Warning	1	0	0	0	1	0	1	0	1	0	0	0

Code Violations

	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021
1 General Provisions	0	0	0	0	0	0	0	0	0	0	0	0
2 Animal Control	14	27	30	22	61	49	19	36	63	41	4	0
3 Building Regulations	10	3	12	6	7	7	3	2	20	8	0	0
4 Business Regulations	0	0	1	0	2	2	0	1	0	0	0	0
5 Fire Prevention And Protection	1	0	0	0	0	0	0	0	0	0	0	0
6 Health And Sanitation	16	7	4	5	8	6	1	7	1	4	0	0
7 Municipal Court	0	0	0	0	0	0	0	0	0	0	0	0
8 Offenses And Nuisances	3	1	2	4	5	6	1	5	4	2	0	0
9 Personnel	0	0	1	0	0	0	0	0	0	0	0	0
10 Subdivision Regulation	0	0	0	0	0	0	0	0	0	0	0	0
11 Taxation	0	0	0	0	0	0	0	0	0	0	0	0
12 Traffic And Vehicles	0	1	1	3	0	2	0	2	0	3	0	0
13 Utilities	0	0	1	3	0	0	1	0	1	0	0	0
14 Zoning	4	2	1	4	0	1	0	4	4	6	0	0

Bank and Investment Account Balances – City of Morgan’s Point Resort October 2021

ACCOUNTS	BEGINNING BAL	ENDING BAL	INTEREST RATE	INTEREST EARNED THIS MONTH
Operating Account	\$111,176.08	\$213,368.03	0.16%	\$33.66
Sweep Account	\$6,217,757.51	\$6,118,549.31	0.16%	\$791.80
Open Edge (over counter)	\$5,529.52	\$28,926.37	0.10%	\$1.27
Open Edge (online)	\$3,860.04	\$70,433.66	0.10%	\$33.66
Sum of Cash Accounts	\$6,338,323.15	\$6,431,277.37		\$860.39
Tex Pool Prime	\$187,078.23	\$187,088.01	0.07%	\$9.78
Sum of Available Cash and Investments	\$6,525,401.38	\$6,618,365.38		\$870.17
Tex Pool Prime Interest & Sinking - Restricted	\$20,015.05	\$20,015.67	0.04%	\$0.62

The open edge accounts have funds transferred to the operating account around the last day of the month.
 No transfer of funds between the operating and sweep account will occur unless needed to maintain a minimum balance.
 As always, please call me or come by to visit if you have any questions about anything related to the City’s finances.