



**CITY COUNCIL MEETING -REGULAR SESSION  
Tuesday, July 13, 2021, 6:00 PM  
MINUTES**

**Call to Order- Invocation, Pledge of Allegiance**

Mayor Dennis Green called the meeting to order at 6:00PM. Mayor Pro-tem Donna Hartman led in the invocation, followed by City Council leading in the Pledge of allegiance.

*Council members present:* Mayor Dennis Green, City Council Donna Hartman, Shawn Knuckles, Bruce Leonhardt, Robbie Johnson, and Ronny Snow

*City Staff:* City Manager Dalton Rice, City Attorney Neale Potts, City Secretary Ophelia Rodriguez, Water Director Jesse Measles, Chief of Police Charles Cline,

**Announcements and Citizens Comments-**

*Citizen Allen Heinle* – Complimented the City on the traffic difference it has made since Oakmont Park has been closed at dusk.

*Citizen & President EDC member Tom Edwards-* advised that when Kleypas Park is completed, he would like the City Council to participate in a group photo with the donors and those who have contributed to the park. The date will be announced. Mr. Edwards said that the EDC had their first meeting 10 years ago this day, and has been through 6 City Managers since then, and added that it tends to make it difficult to build a relationship and get projects done. He suggested to allow this City Manager 5 years or more to see transformation in MPR and to halt the revolving door of City Managers.

*Mayor Green* stated he had taken his grandchildren to Kleypas Park and was very impressed. He recognized and complimented Mr. Edwards in his hard work with the park.

*Boy Scout Logan Leonard-* Eagle Scout presented a plan to contribute keeping the community clean from debris, trash., etc., by building garbage can holders.

*Citizen Jim Baddock* – thank the city for keeping the park closed at dusk and would like it to see it stay that way

*Citizen Denise Seibert* – stated to City Council, to honor the office of the City and Citizens you represent. She advised that she had voted for most of the Council. She expressed the city is not always going to get their wants and desires done but asked the Council to communicate with each other and honor and respect the city with their time.

*Citizen Jimanne Durkee-* Summer Reading Program will begin on Saturday July 24, July 31, and August 7 & 14<sup>th</sup> from 10 to 12 Noon. The theme is “Water Wet”. There will be children book purchase on water. In her 20 years of volunteering at the library she has only seen one or two Council members attend the program, and she extended an invitation to Council and others to visit the program.

**Item 1 Discuss and take appropriate action-** Minutes for June 8, 2021, Regular Session

Mayor Green entertained a motion. Council member Ronny Snow 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-** Ordinance 21-04 Authorizing and Ordering the Issuance of the City of Morgan's Point Resort, Texas Certificates of Obligation, Series 2021

Mayor Green stated that this has been discussed for possibly the last 2 years. Mayor Pro-tem Hartman stated she was stated she was in favor of this project but was not clear on with the language and how it is worded in the Ordinance. Mayor Pro-tem Hartman referred to City Attorney for change of verbiage. City Attorney responded that the city needed to refer to Bond Counsel. A lengthy discussion followed, Council member Ronny Snow made the motion to table for further information. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried. Lengthy discussion regarding another area of the CO by Mayor Pro-tem Hartman. Mr. Davis of Horizon bank clarified the question. City Manager Rice commented that tabling the Ordinance, he was not sure what this would do to the process and needed more clarification on this from Bond Counsel. Lengthy discussion followed in regards to the verbiage of the Ordinance. Mayor Pro-tem Hartman stated since a motion and second was made, it must be retracted before a new motion can be made. Council Member Ronny Snow retracted the original motion with Council member Bruce Leonhardt retracting the second motion with no opposition to the retraction. A motion was made by Mayor Pro-tem Donna Hartman, to approve Ordinance 21-04 as is with clarification to the language. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

**Item 3 Discuss and take appropriate action-** Permit Fee Schedules

City Council was provided comparisons of other city permit fee schedules. City Manager Rice stated the staff would review what areas the city should consider increasing and possibly adjust as needed. Mayor Pro-tem Hartman stated there needed to be more time to review the fee schedules comparisons. Council member Bruce Leonhardt made the motion to table to next meeting. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

**Item 4 Discuss and take appropriate action-** Variance Request- Carport 79 Oakmont Circle

\*See Report from Chair Ken Hobbs of Planning and Zoning

Mr. Hobbs reported that the Forrest Family of 79 Oakmont have requested to build a carport that would extend into the 25-foot set back requirement. He stated the with City now having a carport ordinance in place, the P&Z Commission recommended approval with the condition that the carport be aesthetically pleasing to the home and to the surrounding community. The residents will submit a plan to the city of design and materials. Mayor Pro-tem Hartman asked how much variance was being requested. City Manager Rice stated 5 (five) foot variance. Council member Leonhardt asked if the home would be free standing or attached to the home. Mrs. Forrest answered, it would be up against the home and nicely built. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to approve with conditions. Council member Shawn Knuckles made the second motion. All present voted "Aye". Motion carried.

**Item 5 Discuss and take appropriate action-** Accessory Building Request

\*See Report from Chair Ken Hobbs of Planning & Zoning

Mr. Hobbs reported that the Boney Family submitted a plan to place an accessory building on additional property of which they own. He stated the discussion amongst the P&Z, was if the properties were a contiguous part of their current residence. It was said that since properties in question were behind the residence, separated by an easement it was determined that they were not part of a contiguous plat. With that Mr. Hobbs stated that he and P&Z recommended moving forward to City Council with conditions: the two additional properties be a combined plat with accessory building placed on the property. A very lengthy discussion followed regarding the use of the property, use of the easement, the City's access to the easement. It was agreed to table for further information. Mayor Pro-tem Hartman made the motion to table this item for more time to discuss and go through legal channels and asked City Attorney Potts to include his input. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

**Item 6 Discuss and take appropriate action-** Ordinance 2021-03 Garbage Rate Increase

The City contract with solid waste disposal services with Waste Management allows WM to annually adjust the monthly rate by the change in the Consumer Price index. Waste Management notified the city that the monthly garbage rate increase for residential customers will be: \$14.91 plus sales tax of \$1.23 per household for a total of \$16.14 per household. Mayor Green entertained a motion. Council member Bruce Leonhardt made the motion to approve Ordinance 2021-03. Council member Robbie Johnson made the second motion. All present voted "Aye". Motion carried.

**Item 7 Discuss and take appropriate action-** Brinson Health Benefits

Representative Chris Leverett of Brinson Health Benefits gave a presentation of a health plan benefits that would be helpful to the city employees and guide them through the health care system.

**Item 8 Discuss and take appropriate action-**Setting, date, time for Public Hearing on Budget FY 2021/2022, and Budget Workshop/ Adoption

City Council set August 3 & 4<sup>th</sup> for Budget Workshops 6:00 PM and set Public Hearing on FY 2021/2022 budget for August 10<sup>th</sup> at 6:00PM.

**Item 9 City Manager's Update**

Park, Roads, Budget, Finance Director, Audit Update, Girl Scout Camp Kachina, Water Ground Storage  
City Manager addressed that the road construction projects will be starting soon. The city is patiently waiting for the weather to dry up and move into cutting roads where needed.

**Item 10 Mayor and City Council Comments**

Mayor Pro-tem Hartman gave the Auxiliary report: Barbar Lynam conducting the Water Aerobics sessions, Auxiliary will be promoting the Miss Flame Scholarship Competition, Kicking of the September Cops and Robbers 5K run and 2K family walk, Jail house Chile Cook Off

City Council adjourned regular session at 7:24PM.

**EXECUTIVE SESSION** - City Council Convened into executive session at 7:26 PM.

Personnel under Texas Local Government Code 551.074 -Six (6) month review of City Manager  
Litigation – Texas Local Government Code 551.071 -Update

City Council convened into open regular session at 7:50 PM.

Mayor Green entertained a motion to adjourn. Mayor Pro-tem Hartman made the motion to adjourn. Council member Ronnie Snow made the second motion. All present voted "Aye". Motion carried.

**Adjournment** meeting adjourned at 7:51PM



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

ATTEST:



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