



**December 14, 2021  
City Council Meeting Minutes  
Regular Session**

**Call to Order, Invocation, Pledge to US & Texas Flags:** Mayor Green called the meeting to order at 6:00PM. Jeremy Franks of Fellowship Baptist Church gave the invocation. City Council led all in the pledge of allegiance to the US & Texas Flags.

**Announcements**

- a. **Win a Fire Hydrant Drawing** – Jesse Measles Water Department Director introduced his team/crew, (Dan, Cody, Landon, and Jordon). Mr. Measles stated they were asked to do an inventory for auction. He and his team chose to donate one fire hydrant as a raffle for a Library fund raiser. With forty-one raffle tickets sold, a total amount raised was \$410.00. City Council member Shawn Knuckles drew the winning ticket, which was Cathey Dennison.
- b. **Public Comments**
  - *Mark Allyn, 48 S Cliffwood Circle*- spoke on behalf of a neighbor and friend Jimanne Durkee (54 S Cliffwood). Her concern was about Item 3 Master Plan Proposal, she had noticed the firm listed is from New Jersey and was inquiring if the city looked into local engineers.
  - *Linda Bridges, 197 Lake Forest Drive*- a volunteer for the EDC Business network-spoke of Item 3 Master Plan. Ms. Bridges encouraged City Council to move forward with the Master Plan and said with expert advice and reasonable recommendations from the firm, the City could manage the continual residential and business growth. She added that although she understood and admired the challenging work that was done by volunteers to complete the 1994 plan, she felt that the new plan should be taken on by professionals. Ms. Bridges added that urban planners bring expertise, fresh ideas, and specialized skills.
  - *Jeremy Franks, of Fellowship Baptist Church* extended an invitation to the Church's Christmas Eve Candlelight Service on December 24<sup>th</sup> at 6:00 PM
  - *Lynn Milam, 28 Morgans Point Blvd, a member of the COPS Organization*- Updated Council of the progress that the COPS had accomplished since it's forming a year ago. She thanked Pastor Jeremy Franks for the use of the Church parking lot, where a few events have taken place, such as Christmas sales of miscellaneous items, with vendors on hand with their crafts. She thanked Council member Larry Gossett for his many purchases. There were also two Halloween Trunk or Treat events. The COPS had their first MPR COPS Cook Off which went well, so well they have been chosen to be part of the "Quad City," which is made up of four host Cities that Cook off competitors must go to, to win the grand cash prize. Morgan's Point Resort is one of those 4 Cities. Ms. Milam thanked the City and Maintenance Department Director BJ Schieble for their assistance in all the events. She presented Pastor Franks with a check to go towards the purchase of a church bus.
  - *Tom Edwards, (President of EDC until Dec 31, 2021)*- He stated he was in support of Item 6. He encouraged Council to approve the reappointment of the 3 EDC members, Debbie Bates, Jeff Davison and Mike Fletcher, whose terms expire on December 31<sup>st</sup>. Mr. Edwards thanked City Council for allowing him to serve and wish all a merry Christmas. Mr. Edwards and EDC members presented City Council with a sign that documents the history of Morgan's Point Resort along with photographs from the past. Mayor Green recognized Mr. Edwards for his dedication and efforts he gave to the city.

**Item 1 Report from Ken Hobbs Chair to P&Z**

Chairman Hobbs of Planning & Zoning reported on the Commission's last special session meeting on December the 7th. Regarding the Special Use Permits/Application process of Short-Term Rentals, submitted by City Staff, Commission voted unanimously in favor of the process to move forward to City Council. He commented that each Commission members believe this would formalize the process when owners decide to establish their property into Short-term rentals. Regarding the hiring of Colliers Engineering & Design to assist in the updating of the 1994 City of Morgan's Point Resort's Master Plan, the Commission voted unanimously in favor to move forward to City Council. Chairman Hobbs stated that each of the Commission members believe the hiring of the firm would provide unbiased experience as the city continues to grow. He commented that the gentleman with the firm is from Texas and is a Texas A&M graduate. He added these topics in Commission meetings were in lengthy discussions and both had unanimously consented that City Council should consider each item.

**Item 2 Short-Term Rental Packet**

City Manager Rice stated that the short-term packet will include a checklist for staff to process and gather information properly. Also, with the packet there will be a check list for the applicant to submit all data required. This is for the purpose of simply tracking the information given. Mayor Pro-tem Hartman had two suggestions on the "Copy of Lease" she stated this should also be applicable to Specific Use Permit. Also, regarding the "200 ft Certified letters" this should also say "sent to home and "entities". Council member Leonhardt commented that the City should pursue, move forward with the packet and it can be a process that the staff could build upon. Mayor Green entertained a motion. Council member Shawn Knuckles made the motion to move forward with the Short Rental Packet. Council member Larry Gossett made the second motion. All present voted "Aye." Motion carried.

**Item 3 Resolution 2021.27 Master Plan Proposal**

City Manager Rice spoke on the need to update the Master Plan and the growth of the City, and how it is essential that the City move forward to incorporate the future in the City's planning efforts. He asked the City Council to consider supporting the Master Plan Proposal submitted by Colliers Engineering & Design who come with a wealth of knowledge and experience with Master Plans. Mayor Green entertained a motion. Council member Leonhardt made the motion to discuss proposal only. Mayor Pro-tem Hartman seconded the motion. Lengthy discussion followed. Council member Leonhardt, Mayor Pro-tem Hartman and Council member Larry Gossett concerns were costs and needing to see competitive bidding. M Mr. Kelly Locke with Colliers Engineering & Design was available for questions. A lengthy questions and discussion followed. Mayor Pro-tem Hartman commented she was in support of the Master Plan update but felt there needed to be further exploration and suggested that staff check with Central Texas Council of Governments and others. Mayor Pro-tem Hartman thanked City Manager for his research and bringing this as an agenda item.

**Item 4 Ordinance 2021.08 Amendment to Zoning Chapter 14 Section 15 adding Fee Schedule**

Fee schedule was discussed. Changes agreed upon were as follows: Add \$250.00 for Annual Inspection Fee, Remove Lot Line Adjustment, Variance (Commercial), Variance (Residential) and Vacation plat. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to adopt Ordinance 2021.8 setting fees schedules for Chapter 14 of the Zoning with changes agreed upon. Council member Robbie Johnson made the second motion. All present voted "Aye." Motion carried.

**Item 5 Resolution 2021.25– RMS Centurion Agreement**

The MPR PD's RMS Web program along with other departments, was with and Bell County and funded by Bell County for the last 8 years. After a year of Bell County's departure from the program, the MPR PD found an affordable program with the City of Temple. City Manager Rice added it was a coalition with MPR and other departments in city records management. Mr. Rice said the funds had been budgeted, since the departure of Bell County was anticipated. Mayor Green entertained a motion. Mayor Pro-tem Hartman made the motion to accept Resolution 2021-25, with Council member Larry Gossett making the second motion. All present voted "Aye." Motion carried.

**Item 6 Resolution 2021.26– Reappointment of 3 EDC (*Economic Development Corporation*) members**

Mayor Dennis Green entertained a motion. Mayor Pro-tem Donna Hartman made the motion to approved Resolution 2021-26. Council member Bruce Leonhardt made the second motion. All present voted "Aye." Motion carried. Members reappointed were: Debbie Bates, Mike Fletcher, and Jeff Davison.

**CONSENT AGENDA**

- a. Minutes for November 9, 2021- Mayor Pro-tem Hartman made the motion to accept minutes with noted corrections. Council member Shawn Knuckles made the second motion. All present voted "Aye." Motion carried.

**Item 7 City Manager Update Report**

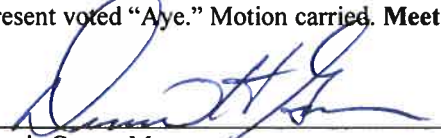
- a. Home Rule Presentation- City Manager Rice briefed Council on a General Law City going to Home Rule, steps to take, procedures.
- b. Ground Water Storage Tank- Everything on schedule. City received notice of approval from TCEQ, Timeline for competitive bid in January, then to City Council, groundbreaking about late April
- c. Waste Management Notice- Evergreen Contract. Re-evaluate contract. Negotiation by February 2024.

**Item 8 Mayor/City Council Comments**


Mayor Green asked City Council for any comments. **Mayor Pro-tem Hartman** gave the Auxiliary Report. The Auxiliary recognized, thanked all who contributed and helped with the MPR VFA Pancake Breakfast for Santa Pal, Holiday Bake Sale, and the City Santa Claus Event. Christmas Holiday Lighting Contest is on-going with judging that started on Sunday, December 12<sup>th</sup>. Yard signs will be placed December 20<sup>th</sup>, on the yards that win the categories. Auxiliary is scheduled Alaskan Cruise Fundraiser for August 8 to 16, 2022. **Council member Bruce Leonhardt** thanked all attending the meeting with wishes of a Merry Christmas. **Council member Robbie Johnson** also wished all a Merry Christmas. **Council member Larry Gossett** encouraged all to view a U Tube entitled City Governments in Texas. He said it was an eye opener for him. He wished all a Merry Christmas. **Shawn Knuckles** wished all a Merry Christmas.

Mayor Green thanked all citizens who attended and wished all a Merry Christmas.

**Adjournment:** Mayor Green entertained a motion. Council member Bruce Leonhardt made the motion to adjourn meeting. Mayor Pro-tem Hartman made the second motion. All present voted "Aye." Motion carried. **Meeting adjourned at 7:46PM.**

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

ATTEST:

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