



**CITY COUNCIL MEETING
MINUTES, TUESDAY, MARCH 9, 2021**

CALL TO ORDER, Invocation and Pledge of Allegiance

Mayor Gossett called the meeting to order at 6:00 PM. Mayor Pro-tem Donna Hartman led all in the invocation followed by the Pledge of Allegiance.

Members present: Mayor Dwayne Gossett, Mayor Pro-tem Donna Hartman, Council members Dennis Green, Ronny Snow, Bruce Leonhardt, Robbie Johnson

City Staff present: City Manager Dalton Rice, City Attorney Neale Potts, City Secretary Ophelia Rodriguez, Chief of Police Charles Cline

PUBLIC HEARING -at 6:02 PM Mayor Gossett open the floor for anyone wishing to speak.

Regarding Specific Use Permit for operating a rental business to be located at:

3 FM 2483, Morgan's Point Resort, Texas

Leaser of Property mentioned, Mr. Teagreen commented he would entertain any questions. He advised the business consisted of camper rentals and would possibly expand to boat trailers and recreational type equipment. There were no questions or comments from the floor.

Close Hearing at: Mayor Gossett closed the hearing at 6:03PM

PUBLIC HEARING at 6:04 PM Mayor Gossett open the floor for anyone wishing to speak.

Regarding Specific Use Permit for short term rental located at:

38 Beachcomber, Morgan's Point Resort, Texas

Citizen Gary Brunner- resides across the way above-mentioned property. He said despite his efforts to oppose the short-term rental, due the noise, and activities that occur when occupied, it appeared due to rules and regulations it will be defeated. Mr. Brunner advised Council of the wastewater septic system, which was not addressed at the Planning & Zoning Commission meeting. He stated it could be possible that the system is not adequate, with a possible 2-inch rain and the evaporation. He proposed that all short-term rentals and surrounding residents should include being inspected by Bell County Health department and be pumped every two years for environmental purposes.

Owner Zach Nieland of 38 Beachcomber stated he had spoken with the Bell County Health department and confirmed the system was adequate.

Citizen Henry Robinson- 23 Triton -spoke against the short-term rentals that have come with the noise, and profanity, and asked what the plan was to keep these type people at bay. He stated that Code Enforcement clarified that there were fines with these type complaints. Mr. Robinson he was unaware of this and advised to be prepared for complaints.

Close Hearing at: Mayor Gossett closed the hearing at 6:16 PM

Open regular session. Opened at 6:16PM

REGULAR SESSION

Announcements and Citizens Comments

Denise Siebert- thanked the Water, Maintenance, Police and Fire for all their efforts during the snowstorm, and a special thanks to the new City Manager for being an encourager. She added that due to all those efforts, she was able to take in a family of five.

Fire Department - Pinning of Battalion Chief Rhea

Fire Chief Taran recognized Fire Captain Michael Rhea. Mr. Rhea had taken the Battalion Chief Promotional Exam in August of 2020 and was promoted to Battalion Chief of Emergency Operations in October. Chief Taran recognized firefighter Isaac Silva. He has been with MPR VFD for 3 years and has promoted to Fire Specialist.

Item 1 Discuss and/or take appropriate action- Approval of February 9, 2021 Regular session minutes.

Mayor Gossett entertained a motion. Council member Dennis Green made the motion to accept minutes as written. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

Item 2 Discuss and/or take appropriate action-Variance of 58 Buckskin, Resolution 2021-05

Mr. Miller resident of 58 Buckskin, thanked City Manager Rice, Code Enforcement Officer Jay Montgomery, Donna Hartman, and Planning & Zoning Commission for working with he and his wife, with the variance of the carport to accommodate the wheelchair and attachment to his vehicle. City Manager Rice stated there will be situations such as these that will require reasonable accommodations for seniors, disabled, and disabled Veterans, but a reasonable accommodation to maintain an esthetic look. City Manager Rice stated that Mr. & Mrs. Miller had worked with the City, by having carport match the esthetics of the home. Mayor Pro-tem Hartman thanked the Millers for their compromises and working with the City and she complimented the appearance. Mayor Pro-tem Donna Hartman made the motion to accept Resolution 2021-5. Council member Dennis Green made the second motion. All voted "Aye". Motion carried.

Item 3 Discuss and take appropriate action- Extension of Disaster Declaration

Council member Ronny Snow made the motion to extend the declaration for the Covid to April 13th. Mayor Pro-tem Donna Hartman made the second motion. All present voted "Aye". Motion carried.

Item 4 Discuss and/or take appropriate action- Chairman of Planning & Zoning report regarding the Preliminary Plat of Rancho Del Lago Phase IV

Chairman Hobbs of Planning and Zoning stated he and the Planning & Zoning Commission had met with BJ of Turley and Associates. Plats were reviewed that included drainage and recommendations. Chairman Hobbs stated that all P&Z members were pleased and made the motion to move to City Council for recommendation to consider approval. Mayor Pro-tem Donna Hartman made the motion to approve the Preliminary Plat. Council member Dennis Green made the second motion. All present voted "Aye". Motion carried.

Item 5 Discuss and/or take appropriate action- Chairman Ken Hobbs of Planning Zoning, Report on *Specific Use Permit -3 FM 2483, Morgan's Point Resort*

Chairman Hobbs of Planning & Zoning stated they had discussed the specifics with Mr. Teagarden regarding, traffic flow, signage, and the maintaining of the property. Mr. Teagarden indicated he would comply. Chairman Hobbs stated that all P&Z members made the motion to move to City Council for recommendation to consider approval. Council member Dennis Green made the motion to approve the Specific Use Permit for 3 FM 2483. Council member Snow asked if it would be set up an orderly fashion. Mr. Teagreen said yes. Council member Robbie Johnson commented he was pro-business but, being at the four corners of the City, he would want it to look appealing and well kept. Mayor Gossett entertained a motion. Council member Ronny Snow made the second motion. All present voted "Aye". Motion carried.

Item 6 Discuss and/or take appropriate action- Chairman Ken Hobbs of Planning and Zoning Report on Specific Use Permit - Short term rental *38 Beachcomber*.

Chairman Hobbs of Planning and Zoning stated the Commission had significant discussion after hearing from the Citizens concerns, and hearing from the property owner that he has taken steps to relieve concerns from the neighbors and to comply with the City. Chairman Hobbs stated that all P&Z members made the motion to move to City Council for recommendations to consider approval. Lengthy discussion followed regarding the issues, followed by Mr. Nieland owner of 38 Beachcomber, advising on additional mitigation he has added to the residence, and to include more detailed requirements in the renter's agreement. Discussion with Council and Attorney followed as to property rights and ordinances. Mayor Gossett entertained a motion. Mayor Pro-tem Donna Hartman with the advice of the City made the motion to approve the Specific Use Permit- short term rental for 38 Beachcomber. Council member Robbie Johnson made the second motion. Final vote was 4 Ayes and 1 Naye. Motion passes.

Item 7 Discuss and/or take appropriate action- Update provisions, regarding Chapter 14 - Zoning.

Lengthy discussion regarding fees and further research for revisions. Council member Green made the motion to table. Council member Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried.

Item 8 Discuss and/or take appropriate action – Budget adjustments on Computers.

Council member Dennis Green made the motion to approve budget adjustments. Mayor Pro-tem Donna Hartman made the second motion. All present voted "Aye". Motion carried.

Item 9 Discuss and/or take appropriate action- Resolution 2021-06 Designating Authorized Representative, City Manager’s signatory for TexPool Investment Pools
Council member Robbie Johnson made the motion to approve Resolution 2021-06. Council member Dennis Green made the second motion. All present voted “Aye”. Motion carried.

Item 10 Discuss and/or take appropriate action – Authorizing City Manager signature for all financial transactions to include the City’s local bank institution for any other fiduciary transaction.

Mayor Pro-tem Donna Hartman made the motion to approve signature for the City Manager on all financial transaction to include the City’s local bank. Council member Robbie Johnson made the second motion. All present voted “Aye”.

Item 11 Discuss and/or take appropriate action- 2021 pool schedule and fees.
Council member Ronny Snow made the motion to accept pool schedule and fees. Council member Bruce Leonhardt made the second motion. All present voted “Aye”. Motion carried.

Item 12 Discuss and/or take appropriate action – Resolution 2021-07 Appointment of Election Officers for General Election
Council member Dennis Green made the motion to accept Resolution 2021-07. Council member Robbie Johnson made the second motion. All present voted “Aye”. Motion carried.

Item 13 City Managers Report

- 2021 Events- Moving forward with all events for 2021 Easter Hunt is on
- Certificate of Obligation updates

Certificates of Obligation are still in progress.

Audits are still delayed, projecting another year to get the City caught up with year 2018/2019 and 2019/2020

Moving forward with City Budget, budget timelines will be coming soon.

A meeting with Horizon Bank, spoke to financial planner, there is a potential for 2 banks to fund the City. Will keep Council posted

ICMA (*International City Managers Assoc.*) has veterans fellowship programs, which would give the City opportunity for interns for the City at no cost.

Emergency Management perspective – plans to further identify needs for future related weather disaster.

Item 14 Mayor and City Council Comments

Mayor Pro-tem Donna Hartman reminded everyone to spring forward on time, move clocks forward one hour, this weekend. ****Ladies auxiliary** will spear head the Easter Egg Hunt which will be on April the 3rd, at 10AM. ****Dan Castelli** received his Water Wastewater license Operator 1 ****During Snowstorm City Staff** was amazing, and our new City Manager Dalton Rice for his encouragement during the storm.

Council member Ronny Snow thanked Chairman Hobbs and Planning & Zoning members for their recent hard work.

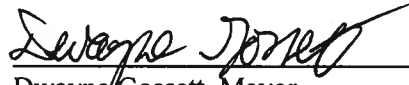
Council member Bruce Leonhardt asked now that the Governor has released the Covid mandate, how does this effect the City. The City will maintain a neutral stand. The City will encourage people to take their own safe practices of themselves.

EXECUTIVE SESSION- City Council convened into Executive Session at 7:19 PM.
The City Council shall convene into executive session in accordance with the following Texas Government Code Section 551.074, Personnel Matters.

- (1) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee


Reconvened to regular session 7:26 PM.

Adjournment Council member Dennis Green made the motion to adjourn. Council member made the second motion. All present voted "Aye". Motion carried. **Meeting adjourned at 7:27 PM.**



Dwayne Gossett, Mayor
City of Morgan's Point Resort, Texas

ATTEST:



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