



**CITY OF MORGAN'S POINT RESORT**  
**CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING**  
City Council Chambers/ Library  
Morgan's Point Resort City Hall  
8 Morgan's Point Blvd.

**MINUTES OF**

**AUGUST 20, 2019, 6:00 P.M.**

**CALLED TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE-** Meeting was called to order by Mayor Gossett at 6:00 p.m.

**Council Members Present:** Mayor Dwayne Gossett, Donna Hartman, Ronald Snow, Bruce Leonhardt, and Dennis Green.

**Absent:** Council Member Robbie Johnson, Chief of Police Charles Cline

**Staff Present:** City Manager Andrew Bill, City Secretary Ophelia Rodriguez, Finance Director Kathryn Norris, Utilities Director Jesse Measles, Maintenance Director B.J. Schieble, Fire Chief Taran Williams, Fire Department Training Office Rhea Cooper

**ANNOUNCEMENTS AND CITIZEN COMMENTS-** None had been scheduled.

**PUBLIC HEARING-** Mayor Gossett called the Public Hearing open at 6:02 P.M.

**1. Zoning Ordinance Changes- Includes Redefining " Building Site," Limits on Conex Shipping Containers and Pods, and Adding an Application Process for Board Appointments**

City Manager Andrew Bill briefed Council on the proposed changes made to Zoning Ordinance 2019-10:

**Part 1:** The State Definition of contiguous is included in the Zoning Ordinance definition of a Building site, allows accessory building and garages to be placed on opposite side of public easements. *The new definition of "Building Site" shall read: One or more adjacent lots not separated by public easement, upon which one residence may be built.*

**Part 2:** Section 18.2-Subsection "E" now conflicts with State House Bill 2439, regulating the use or restriction of certain building materials, which becomes law on September 9<sup>th</sup>, *As a result 18.2 Part E shall read: One private parking garage erected on the building site, either attached or detached from the existing dwelling shall be exempt from the restriction set forth in this section for Accessory buildings.*

**Part 3.** Section 18.2 Size, Height, and Placement Regulations for Accessory Buildings- *It shall read Temporary storage containers will be allowed, if properly permitted through the City Building Official. Storage PODS and Conex Shipping Containers or any other similar container shall only be allowed on a building site for no more than 90 days. Increment time extensions may be granted/permitted through the City Building Official to be used through the permitting process, if extenuating circumstances can be substantiated, but no longer than 6 months.*

**Part 4.** Section 18.3 Non-Residential (Commercial) Accessory Building has no restriction on where building could be placed, *therefore the addition to subsection B includes with restrictions on where it can be placed.*

**Part 5.** Section 23.1 of Chapter 14 defines the creation of Zoning Commission, but does not address the official application process which then leads to the appointment of member by City Council. *The additional change to apply for a position, would be to apply through the City website on the Employment Application. Once completed this would be given to the City Secretary to place on next the City Council's meeting agenda for consideration.*

With no comments, Mayor Gossett closed the Public Hearing at 6:08P.M.

## **APPROVAL OF MINUTES**

- 2. Discuss, Consider & Possible Action on Minutes from the August 13<sup>th</sup>, 2019 Regular Council Meeting. This item is being brought forth for the Texas First Bank to confer signatory authority to the new City Secretary, Ophelia Rodriguez**

Mayor Gossett entertained a motion. Dennis Green made the motion approve minutes to accept signatory authority to new City Secretary Ophelia Rodriguez for Depository Bank Institution Texas First Bank and Dennis Green made the motion to approve minutes with noted correction. Bruce Leonhardt made the second motion. All present voted "Aye". Motion carried.

## **ORDINANCES**

- 3. Discuss, Consider & Possible Action on Ordinance 2019-10: Amendment to Zoning Ordinance**

It was recommended that part 3 of the Ordinance should include verbiage for Construction phase to end of permitting process. Donna Hartman made the motion to adopt 2019-10 with recommended verbiage. Ronald Snow made the second motion. All presented voted "Aye". Motion carried.

## **WORKSHOP ITEMS**

City Manager Andrew Bill advised Council members that both Budgets regarding Wages/ Salaries which is the bigger part of the two Budgets includes four options with and without cost of living, longevity and labor market. The research for the labor market was done within a two county radius, information from TML, Bureau of Labor & Statistics and Texas Rural Water Associations. He met with each department head and asked each to provide information on what the market would pay for their positions. He added he would prefer to abandon the Step Process created by former City Manager, and go with a more responsive process that meets the conditions of the labor market. City Manager stated that the City's current staff consists of great talent. His concern of losing employees and how turnover would be costly in regards to re-training and decreasing productivity.

- 4. Discuss, Consider & Possible Action on Fiscal Year 2019/2020 Enterprise Fund Budget**

Brief review and discussion of proposed Wages/Salaries submitted included Cost Living (2.08) only. Other options submitted for review were longevity and labor market. All payroll taxes, to include TMRS (Texas Municipal Retirement System) remained the same, with the exception of the Medical coverage cost which increased by \$9.00 per employee. Lengthy discussion followed regarding wages, it was agreed for next meet that documentation on the research of wages/salaries be submitted for Council for review.

Water Fund Budget has not changed much, with the exception of the Wage/Salaries.

- 5. Discuss, Consider & Possible Action on Fiscal Year 2019/2020 General Fund Budget**

Brief review and discussion of proposed Wages/Salaries submitted included Cost Living (2.08) only. Other options submitted for review were Longevity and Labor market. All payroll taxes and costs, to include TMRS (Texas Municipal Retirement System) remained the same, with the exception of the Medical coverage cost which increased by \$9.00 per employee. Lengthy discussion followed regarding wages, it was agreed for next meet that documentation on the research of wages/salaries be submitted for Council for review.

Other Highlights:

**Proposed Tax Rate-** .5958 is the highest rate the City can adopt without having a rollback election.

**Maintenance Fee Revenue:** Behind in sending out billing. Thus far \$26,000 in January collection. Plans to send next billing at the end of August.

**Building Permits:** Thus far collection is at \$26,000. Project to get to \$35,000. If Building Permits are increased as recently proposed, this could conservatively be raised to \$40,000.

**Administration** - Sale of Asset item was decreased to \$5000. It is a potential item. The admin has few items for sale.

**Police Department:** Police Department Reimbursements line item- defined – “When MPR Police department assists the County with traffic control.” Dive Team line item was taken out. Impound of Animals is at \$475 to date.

**Fire Department** – Three New line items added: *Minor Tools, Fuel/Oil, Professional Dues*. Line Item Fire Department Response Billing to be renamed to “*Bell County Billing*” budgeted at \$40,000. Fire Donations to date has collected \$33,000, to be conservative this budget was reduced to half.

**Maintenance Department:** For Capital Equipment \$50,000- the need and ask is for a Skid steer “Bobcat”. \*Road Maintenance budget is \$100,000.


**Discussion on General Fund Expenses** – Debt Service (2 Debt Services: *One principal and one interest*). Interest and Sinking portion of the tax rate that the City had paid was to cover the “04 Bond Series” for the Waste Water Treatment Plant. This was not properly budgeted in the current fiscal year, it was budgeted in the Waste Water. This is secured by Ad Valorem. Auditors have said this can be put in either fund. City Manager Bill’s concern is the City collected for it in the Tax Base. The City did not pay for it in the General Fund, it was being paid out of Enterprise. It is now budgeted in General Fund. According to the Auditors it can be divided. City Manager’s recommendation is that the City lower the interest and sinking tax rate and raise the maintenance & operations tax rate, so if part payment is made from the Water Fund, it will not change the tax rate. Lengthy discussion followed. Council asked for City Manager’s recommendation, which was to leave payment in Water and keep the \$342,000 in General Fund available for spending. This will be addressed at September 10<sup>th</sup> meeting.

**6. Discuss, Consider & Possible Action on Fiscal Year 2019/2020 Proposed Tax Rate at \$0.5958/\$100.**

Mayor Gossett entertained a motion to adopt proposed rate of \$0.5958/\$100. Council member Green made the motion to adopt proposed tax rate, with Council member Ronald Snow making the second motion. All present voted “Aye”. Motion carried.

**ADJOURNMENT:** Mayor Gossett entertained a motion. Mayor Pro-tem Donna Hartman made the motion to adjourn. Council member Dennis Green made the second motion. All present voted “Aye”. Motion carried.

**Meeting adjourned at 7:30 P.M.**

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

ATTEST:

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