

MINUTES
OF THE JULY 20, 2020 MEETING OF THE COMMISSION OF BROCK, TEXAS

Date & Location: Monday, July 20, 2020 at 6:30 PM via Zoom Meeting.

Attendees: Mayor Hamilton, Commissioners Davis and Scrimshire.
Attorney Hicks, Tonya Taylor, Bill Smith, Matt Heistermann. Beth Chapman

1. CALL TO ORDER AND ANNOUNCE QUORUM

Mayor Hamilton called the meeting to order at 6:34 p.m.

2. INVOCATION

Mayor Hamilton gave the invocation.

3. REGULAR AGENDA:

3.1. Approval of minutes from June 15, 2020 meeting.

Commissioner Scrimshire moved to approve the June 15, 2020 meeting minutes and Commissioner Davis seconded. Motion carried.

3.2. Developments--Status Report and possible approval:

3.2.1. Vaquero Ventures /Dollar General

No update from TXDOT despite requests from the Mayor, Vaquero and City Attorney Dollar General has broken ground in reliance to the prior meetings. No action taken.

3.2.2. The Shops at Brock

The Shops at Brock construction is complete. TXDOT is still working ingress and egress locations for final design of 1189. Discussion also included when permits for signage was needed. Example was RedFin Pools. All signs require permit. Information to businesses will be provided. No action taken.

3.2.3. Corner of 1189 and Brock Spur

No platting has been submitted. Mayor stated that he stopped at a similar facility and it should be a beautiful project. No action taken.

3.2.4. Processes for new development including permitting

Centralized permitting process will be reviewed on the website updated to give more information to prospective businesses. Commissioner Davis asked if a distribution email permitting@brocktx.net. could be set up and Mayor said he would review. Matt Heistermann stated he believed that people in Brock are not aware that they need a permit or not. Kerri will get with TJ to make the forms PDFs. Discussion included automation reply that their information had been received. Tonya, Sharon and Kerri will work on streamlining. Mr. Heistermann noted that Beth Chapman has worked for BV and will be happy to assist. No action taken.

3.2.5. PUBLIC HEARING Conditional Use Permit for proposed RV Park locate on I-20 Frontage

Road submitted by Tim Carter, agent Bill Smith

This is a request by Tim Carter, agent Bill Smith for an RV park, (See presentation) who presented that the family was interested in new development, a 70-acre tract of which approximately 17.5 acres on the northern area for an RV park and resort.

Currently zoned general retail. RV park is only allowed in Agriculture and General Retail with a CUP. Secluded property. Vacant to west, north is storage for cars, gas well site to east and south is remaining property. 75 RV stalls 13 cabins. Looking at quality park, concrete paving, grass areas, walking trail, picnic area. Good quality project.

Questions included water source, preference is the SUD, or public water system with wells to serve community permitted through the state. Individual septic would not be there, rather an on-site commercial sewer system, which is beefed aerobic system with a large spay field and tanks would be provided. On the proposed layout green space exists with grey area where RV's would be parked, and a picnic area with walking trail, dog park and playground. Green circles are trees. Typical RV park with short term and monthly spaces. Cannot put a mobile home in there, they would screen all RV's and see pictures. Want quality. Not multifamily, only allowed in retail or agriculture zoning, not allowed in residential. At full capacity, 75 RVs 13 cabins with cabins being weekend/vacation type not to long term live in, approximately 400 sq ft. Matt Heistermann, Olive Branch, does not want to see this go in personally, worried that it won't stay nice. Wants to know about lighting. Mr. Smith replied that it is a family owned business and take care of it as well as take care of own property, it's going to be done right. Family has owned property for years. Stated that the RV site is away from Olive Branch and the well site is in between it. Also worried about water because Mr. Heistermann stated his well went dry when the well site was operational. Bill Smith stated they are going to have Upper Trinity model the location for water if the SUD does not supply. Mayor said this was a concept meeting. Commissioner Scrimshire asked if there was sales tax component; Bill will check on if rental spaces are taxed. Amenities such as a fishing pond, and other items were discussed. Expansion area and infrastructure would be stub outs at the pavement but anticipates that the sewer service would be separated. Happy to consider conditions/suggestions from Commission. Mayor asked if ingress and egress is wide enough and if county will approve. Bill Smith said if you go south that there is a gravel driveway that goes to 1189 that would have an emergency access point. Bill Smith will check with County. Check list included electricity with a site plan for poles, etc., if platting is required, overall site plan, water, sewer, drainage, sales tax, emergency access, county access requirements, will SUD provide water or what will Upper Trinity allow, TXDOT review.

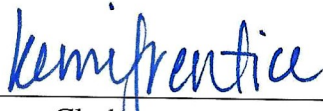
Public hearing, opened at and closed at 7:45, as no one asked to speak. Mayor requested next meeting where this is considered that the meeting be in person. No action taken.

- 3.3. COVID-19 Update—School District sent information out. Face Masks will be required, but if a child does not wear one and a classmate tests positive, that child will have to quarantine. Following Governor's Executive Order. No action taken.
- 3.4. Road repair update –No new updates. No action taken
- 3.5. Update on proposed liquor election—Signatures were not obtained, approximately 80 short. Gil Blackburn was going to request a COVID extension from the governor. Discussion included that door to door is required to get the signatures necessary. The city has also been approached about a petition to not have alcohol. There may be some county interest to obtain

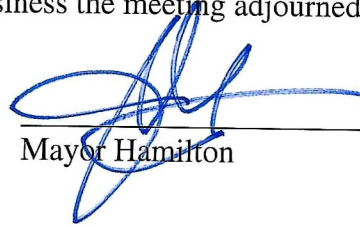
signatures for a May 2021 Precinct 3 Election. Gil has reached out to both Representative King and Fallon both. No action taken.

3.6. Budget update and process for new fiscal year beginning October 1, 2020. No anticipated change in budget from this year to prior year. Discussion included sales tax review by outside company, audit on budget, sales tax collection for Amazon and other vendors, telecommunication exemption. Budget will be prepared and posted. No action taken.

4. **EXECUTIVE SESSION:** None.
5. **CITIZEN COMMENTS ON NON-AGENDA ITEMS.** None
6. **FUTURE MEETING DATE** August 17, 2020.
7. **ADJOURN** . There being no further business the meeting adjourned at 8:17 P.M.



Town Clerk



Mayor Hamilton

Approved: August 17, 2020