

**NOTICE OF MEETING
THE CITY COMMISSION OF BROCK, TEXAS**

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:

Monday, June 17, 2024, 6:30 PM

MEETING LOCATION:

Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

Begins at 6:30pm

Unless specifically noted otherwise, action may be taken on any item listed below

1. CALL TO ORDER AND ANNOUNCE QUORUM

2. INVOCATION AND PLEDGE

3. **CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

3.1 Review Meeting Minutes from May 20, 2024

3.2 Approval of Invoices for Payment:

- (a) Legal Services – WHF Invoice #371 (\$4,837.50)
- (b) Nextlink monthly phone service – 6/06/2024 Invoice (\$42.30)
- (c) Plat review invoices -Eagle Air Parc & Valley Spring (\$400)
- (d) Weatherford Democrat Publications – 3 (\$196)
- (e) TML Liability Invoice - 6/1/2024 (\$396.50)

3.3 Discuss authorizing Town Clerk to pay Town invoices

3.4 Review Monthly Financial Reports

4. REGULAR AGENDA: Discussion and Possible action on the following

4.1 Eagle Air Parc Addition Re-Plat

4.2 Valley Spring Plat

4.3 Budget Year 2023-2024 Amendment

4.4 Ordinance adopting a local building code

4.5 Public Hearing - Outdoor Seating Ordinance

4.6 Update on Water/Wastewater project - Provenance Engineering

4.7 Sign Permit Applications

4.8 Verdunity proposal-maps

4.9 Brock Taxpayer permit update

4.10 Future meeting items and date

(a) Discuss FY 2024-2025 Draft Budget

(b) Financial Audit presentation

5. REPORTS:

6. **CITIZEN COMMENTS:** The public may address the Commission regarding any item. Persons desiring to address the Commission must register on the sign-in sheet prior to the start of the meeting. Comments are limited to three (3) minutes.

Limited reply by the Commission is allowed under The Texas Open Meetings Act as follows: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response; or (2) A recitation of existing policy in response; (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting

7. **EXECUTIVE SESSION:** The Commission reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed on the agenda, as authorized by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY.

Discuss and consider action following executive session.

8. ADJOURN

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, June 14, 2024, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2451 FM 1189, Brock, Texas 76087.

Alyssa Vanesler

Alyssa Vanesler
Town Clerk

ACCESSIBILITY STATEMENT

In compliance with the Americans with Disabilities Act, reasonable accommodations for persons attending meetings will be provided. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Alyssa Vanesler at townclerk@brocktx.net or via phone 817-396-5333.

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
JUNE 17, 2024**

Agenda Item 3.1

Title

Meeting Minutes from the May 20, 2024 Commission Meeting

Item Summary

Approval of the meeting minutes from the May 20, 2024 Commission Meeting

Attachments

1. May 20, 2024 Meeting Minutes

**NOTICE OF MEETING
THE CITY COMMISSION OF BROCK, TEXAS**

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE (**ABSENT**)

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:
Monday, May 20, 2024, 6:30 PM

MEETING LOCATION:
Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA
Begins at 6:30pm

Unless specifically noted otherwise, action may be taken on any item listed below

1. CALL TO ORDER AND ANNOUNCE QUORUM

Mayor Hamilton called the meeting to order at 6:30 p.m. A quorum was present to include Commissioner Ben Davis. Also present at the meeting: Town Clerk Alyssa Vanesler and via Zoom call, Attorney Whitt Wyatt

2. INVOCATION AND PLEDGE

Mayor Hamilton led the Commission and attendees in the invocation and the pledge.

- 3. CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

3.1 Review Meeting Minutes from April 15, 2024

Commissioner Davis made a motion to approve Agenda item 3.1. Mayor Hamilton seconded. The motion passed 2-0.

3.2 Approval of Invoices for Payment:

- (a) Legal Services – WHF Invoice #361 (\$4,798.75)
- (b) Nextlink monthly phone service – 5/06/2024 Invoice (\$42.30)
- (c) Town Hall Office – Lease Payment – 3 months (\$2100)
- (d) Brock Community Center – 2/5/24 Special Meeting (\$45)
- (e) Bureau Veritas Invoice – 2/26/24 (\$167.55)
- (f) Provenance Engineering Invoices -
 - (1) Wastewater Master Plan - Invoice #: 007.23.02-03 (\$15,000)
 - (2) Water Master Plan – Invoice #: 007.23.01-03 (\$17,500)

Commissioner Davis made a motion to approve Agenda item 3.2. Mayor Hamilton seconded. The motion passed 2-0.

3.3 Review Town checking account deposits/disbursements

4. REGULAR AGENDA: Discussion and Possible action on the following

4.1 Introduction to Comprehensive Plan Services

AJ Fawver presented services offered with Verdunity. Verdunity is a small firm, with a team of 8, and a focus on small rural towns. Verdunity's services include developing a Comprehensive Plan or vision for the community. Commissioner Davis said that updated maps are a high priority for the Town, including zoning, city limits, ETJ, and a map legend.

Ms. Fawver said that they can build a map using GIS data, with the capability to search by address. There are two options for service; on-call basis or per agreed upon contract. Mayor Hamilton would like to see examples of what Verdunity has done for other clients. Commissioner Davis said that they will need time to determine the type of Comprehensive plan needed but would like to see examples first. Ms. Fawver agreed to come back with a proposal/additional information for the Commission to review. No action taken.

4.2 Update for Saddlerock Safari and Winery

A building concept for the Safari reception building was submitted but a Commercial Permit Application is still pending to apply for a building permit. No action taken.

4.3 Eagle Air Parc Addition Re-Plat

Platting Coordinator Joshua Anderson attended and requested that the Commission consider approval to waive the groundwater study. The owners completed the Affidavit form, but Jamie Tierce needs confirmation that the waiver has been approved by the Commission before finalizing the plat review. Commissioner Davis made a motion to approve the waiver for a groundwater study. Mayor Hamilton seconded. The motion passed 2-0. The review of the final plat is tabled until the next Commission meeting on June 17th.

4.4 Valley Spring Plat

Platting Coordinator Theresa McGee attended and said the property currently has a barndominium, is a horse property, and has no plans for additional building or additional water consumption. The owners completed the Affidavit form, but Jamie Tierce needs confirmation that the waiver has been approved by the Commission before finalizing the plat review. Commissioner Davis made a motion to approve the waiver for a groundwater study. Mayor Hamilton seconded. The motion passed 2-0. The review of the final plat is tabled until the next Commission meeting on June 17th.

4.5 Signs:

(a) CBAC and Heat Sign

The owner of the property in which this sign is located attended the meeting and expressed that he was not aware of the permit requirement before putting the sign up, which was a large investment. Commissioner Davis said that our sign ordinance does not allow for off-premises signs. The Commission agreed to work with the property owner based on the situation. Commissioner Davis made a motion to approve a temporary sign permit through August 31, 2024, pending payment of the permit fee. Mayor Hamilton seconded. The motion passed 2-0.

(b) John McGuire, Brandy Shires

Commissioner Davis made a motion to approve a temporary sign permit for another 90 days. Mayor Hamilton seconded. The motion passed 2-0.

(c) RTB Custom Homes and Dream Worx

Commissioner Davis made a motion to approve a temporary sign permit for another 90 days. Mayor Hamilton seconded. The motion passed 2-0

4.6 Discuss adoption of a fire certification of occupancy ordinance

Mayor Hamilton advised the Town Clerk to verify that all businesses on the list are classified as Brock taxpayers. We also need to ensure that all codes are in place and a new ordinance is written and reviewed with Bureau Veritas and legal counsel before bringing it back to the Commission. No action taken.

4.7 Update on Water/Wastewater project-Provenance Engineering

Provenance Engineering was not able to attend. No action taken.

4.8 Set up ACH to pay vendors

Commissioner Davis made a motion to approve Agenda Item 4.8. Mayor Hamilton seconded. The motion passed 2-0.

4.9 Future meeting items and date

(a) Town hall vacation coverage

(b) Adoption of building codes

The Commission agreed that the next meeting will be held on June 17, 2024 at 6:30 p.m. The Town Hall office will be closed June 6, 2024 through June 11, 2024. Town Clerk will post notifications on the website and Facebook page. Regarding building codes, Whitt Wyatt will look into whether we have a written record of building codes previously adopted and will work with the Town Clerk on next steps.

5. REPORTS:

6. **CITIZEN COMMENTS:** The public may address the Commission regarding any item. Persons desiring to address the Commission must register on the sign-in sheet prior to the start of the meeting. Comments are limited to three (3) minutes.

Limited reply by the Commission is allowed under The Texas Open Meetings Act as follows: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response; or (2) A recitation of existing policy in response; (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting

7. **EXECUTIVE SESSION:** The Commission reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed on the agenda, as authorized by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY.

Discuss and consider action following executive session.

8. ADJOURN

Commissioner Davis made a motion to adjourn the meeting at 7:42 p.m. Mayor Hamilton seconded. The motion passed 2-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, May 17, 2024, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2451 FM 1189, Brock, Texas 76087.

Alyssa Vanesler

Alyssa Vanesler
Town Clerk

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TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 3.2

Title

Approval of Invoices for Payment

Item Summary

Review of attached invoices for payment.

Attachments

1. Legal Services – WHF Invoice #371 (\$4,837.50)
2. Nextlink monthly phone service - (\$42.30)
3. Plat review invoices - (\$400)
4. Weatherford Democrat publications- 3 (\$196)
5. TML Liability Invoice-(\$396.50)



BILLING STATEMENT

NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704
855-698-5465
www.nextlinkinternet.com

Alyssa Vanesler
City Of Brock
2451 FM 1189, STE B,
BROCK, TX 76087-5602

Billing Statement Summary

Account	125199003
Reference	Billing Statement B125199003-45
Date	06/06/2024
Beginning Balance (\$)	42.30
Amount Due (\$)	42.30
Due Date	07/06/2024

Login to your account online at
nextlinkinternet.com/my-account

SALES

VoIP Line	19.95
Service Dates: 06/06/2024 to 07/05/2024	
Phone Rental	11.00
Service Dates: 06/06/2024 to 07/05/2024	
Phone Rental	0.00
Service Dates: 06/06/2024 to 07/05/2024	
Sub Total	30.95

TAXES AND FEES

FUSF (VoIP)	1.82
FCC Regulatory Fee (VoIP)	0.03
TX Sales Tax	2.24
TX E911 Equalization Surcharge	0.06
TX Texas Universal Service	1.73
Parker County Sales Tax	0.18
Parker County E-911 (VoIP Business)	0.50
Hudson Oaks Sales Tax	0.54
E911 Recovery Fee	0.99
Paper Statement Fee	2.99
State Cost - Recovery Fee	0.27
Sub Total	11.35

PAYMENTS AND CREDITS

05/29/2024 Payment - Thank You! Check 001248	-42.30
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*Please tear off and return the bottom portion below with your check
to expedite the payment being applied to your account. Thank you.*

Alyssa Vanesler
City Of Brock
2451 FM 1189
BROCK, TX 76087-5602



NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704

Payment Summary

Account	125199003
Reference	Billing Statement B125199003-45
Due Date	07/06/2024
Amount Due (\$)	42.30
Amount Enclosed	
Check Number	

Please make checks payable to NextLink Internet



INVOICE

INVOICE # 109
DATE: MAY 30, 2024

February-May Invoices

No Rush Charge on plat review.

Make all checks payable to Jamie Tierce
If you have any questions concerning this invoice, contact Jamie_tierce@yahoo.com

THANK YOU FOR YOUR BUSINESS!

CNHI NORTH TEXAS

ORDER CONFIRMATION

Salesperson: LEGALS (WEATHERFORD)

Printed at 05/31/24 11:01 by bdahn-bv

Acct #: 23431

Ad #: 40530

Status: New WHOLD

TOWN OF BROCK
ALYSSA VANESIER
2451 FM 1189
WEATHERFORD TX 76087

Start: 06/01/2024 Stop: 06/01/2024
Times Ord: 1 Times Run: ***
10LEG 2.00 X 1.19 Words: 66
Total 10LEG 2.38
Class: J105 PUBLIC NOTICES
Rate: LEGAL Cost: 49.60
Affidavits: 1
Ad Descrpt: PH BUDGET
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #: PH BUDGET
Created: bdahn 05/31/24 11:00
Last Changed: bdahn 05/31/24 11:01

Contact:
Phone: (817) 396-5333
Fax#: (000) 000-0000
Email: townclerk@brocktx.net
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
WD	A	95	W	Sat 06/01/24	1	Sat 06/01/24	T S
WDOL	A	94	W	Sat 06/01/24	1	Sat 06/01/24	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

NOTICE OF PUBLIC HEARING

The Town of Brock, Texas will hold a Public Hearing to consider approval of an ordinance amending the FY23-24 budget. The hearing will be held on June 17, 2024 at 6:30pm at the Brock Community Center, 2115 FM 1189 Brock TX 76087. All interested persons may appear and be heard. Please contact the Town Clerk via email at townclerk@brocktx.net for additional information.

CNHI NORTH TEXAS

ORDER CONFIRMATION

Salesperson: LEGALS (WEATHERFORD)

Printed at 05/31/24 10:59 by bdahn-bv

Acct #: 23431

Ad #: 40528

Status: New WHOLD

TOWN OF BROCK
ALYSSA VANESIER
2451 FM 1189
WEATHERFORD TX 76087

Start: 06/01/2024 Stop: 06/01/2024
Times Ord: 1 Times Run: ***
10LEG 2.00 X 2.02 Words: 114
Total 10LEG 4.04
Class: J105 PUBLIC NOTICES
Rate: LEGAL Cost: 82.80
Affidavits: 1
Ad Descrpt: PH JUNE 17
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #: PH JUNE 17
Created: bdahn 05/31/24 10:57
Last Changed: bdahn 05/31/24 10:59

Contact:
Phone: (817) 396-5333
Fax#: (000) 000-0000
Email: townclerk@brocktx.net
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
WD	A	95	W	Sat 06/01/24	1	Sat 06/01/24	T S
WDOL	A	94	W	Sat 06/01/24	1	Sat 06/01/24	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

NOTICE OF PUBLIC HEARING

The Town of Brock, Texas will hold a Public Hearing to consider approval of an ordinance re-adopting the 2015 International Codes, including adoption of the 2015 International Building Code, International Residential Code, International Plumbing Code, International Energy Conservation Code, International Fuel Gas Code, International Mechanical Code, International Fire Code, International Pool and Spa Code, International Existing Building Code and the 2014 National Electric Code, with corresponding local amendments. The hearing will be held on June 17, 2024 at 6:30pm at the Brock Community Center, 2115 FM 1189 Brock TX 76087. All interested persons may appear and be heard. Please contact the Town Clerk via email at townclerk@brocktx.net for additional information.

CNHI NORTH TEXAS

ORDER CONFIRMATION

Salesperson: LEGALS (WEATHERFORD)

Printed at 05/29/24 11:09 by bdahn-bv

Acct #: 23431

Ad #: 40145

Status: New WHOLD

TOWN OF BROCK
ALYSSA VANESIER
2451 FM 1189
WEATHERFORD TX 76087

Start: 06/01/2024 Stop: 06/01/2024
Times Ord: 1 Times Run: ***
10LEG 2.00 X 1.54 Words: 102
Total 10LEG 3.08
Class: J105 PUBLIC NOTICES
Rate: LEGAL Cost: 63.60
Affidavits: 1
Ad Descrpt: ORD OUTDOOR SEATING
Descr Cont: PUBLIC NOTICE THE TOWN OF
Given by: *
P.O. #: ORD OUTDOOR SEATING
Created: bdahn 05/29/24 11:08
Last Changed: bdahn 05/29/24 11:09

Contact:
Phone: (817) 396-5333
Fax#: (000) 000-0000
Email: townclerk@brocktx.net
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTF
WD	A	95	W	Sat 06/01/24	1	Sat 06/01/24	T S
WDOL	A	94	W	Sat 06/01/24	1	Sat 06/01/24	SMTWTF

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC NOTICE

The Town of Brock, Texas will hold a Public Hearing by and before the Town Commission at its Regular Meeting on June 17, 2024 at 6:30 pm at the Brock Community Center, 2115 FM 1189 Brock, TX 76087. Consideration will be made to approve an ordinance to amend the comprehensive zoning ordinance to provide for outdoor seating; providing a penalty not to exceed two thousand and no/100 dollars (\$2,000.00); providing for savings, severability and an effective date. At said time and place, all persons interested in the above proposed zoning change shall have the right to appear and be heard.

Questions? Please contact
Carol Platt at cplatt@tmlirp.org
or extension 2415

Texas Municipal League
Intergovernmental Risk Pool
www.tmlirp.org • 512-491-2300
 Billing Payment Address:
 P.O. Box 388
 San Antonio, Texas 78292-0388

City of Brock
Attn: Alyssa Vanesler
2451 FM 1189, Ste. B
Brock, Texas 76087-0000

Statement Date	06/01/2024
Due Date	DUE UPON RECEIPT
Contract Number	3520

New Charges Detail

06/01/2024	General Liability	\$137.50
06/01/2024	Errors & Omissions Liability	\$215.25
06/01/2024	Cyber Liability	\$43.75
Subtotal - Contribution Installment		\$396.50
Subtotal - Contribution Changes		\$0.00
Subtotal - Other Charges / (Credits)		\$0.00
Grand Total - New Charges / (Credits)		\$396.50

Account Recap

Balance from Previous Statement:	\$453.74
Total Payments Received:	(\$453.74)
Total New Charges / (Credits):	\$396.50
Balance:	\$396.50

RETURN THIS PORTION WITH YOUR PAYMENT[illegible]

Submit address/contact changes to:
cplatt@tmlirp.org

Please send your payment to:

City of Brock
Alyssa Vanesler
2451 FM 1189, Ste. B
Brock, Texas 76087-0000

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 3.4

Title

Review Town monthly financial reports

Item Summary

Review recent activity of public funds checking account and budget

Attachments

1. Town of Brock-Public Funds checking account activity
2. Budget Tracking Spreadsheet
3. Original Approved Budget

Town of Brock - Public Funds Checking Account

Per Bank Activity:

Beginning Balance (as of September 30, 2023)	\$842,229.71
Deposits	\$26,266.32
Disbursements	<u>-\$1,905.61</u>
Ending Balance (As of October 12, 2023)	<u>\$866,590.42</u>
Beginning Balance (as of October 31, 2023)	\$857,341.87
Deposits	\$59,163.96
Disbursements	<u>-\$2,550.00</u>
Ending Balance (As of November 16, 2023)	<u>\$913,955.83</u>
Beginning Balance (as of November 30, 2023)	\$899,662.68
Deposits	\$0.50
Disbursements	<u>-\$1,181.25</u>
Ending Balance (As of December 7, 2023)	<u>\$898,481.93</u>
Beginning Balance (as of December 31, 2023)	\$917,002.07
Deposits	\$244.47
Disbursements	<u>-\$4,203.25</u>
Ending Balance (As of January 11, 2023)	<u>\$913,043.29</u>
Beginning Balance (as of January 30, 2024)	\$937,233.88
Deposits	\$51,645.02
Disbursements	<u>-\$6,890.79</u>
Ending Balance (As of February 22, 2024)	<u>\$981,988.11</u>
Beginning Balance (as of February 29, 2024)	\$981,967.92
Deposits	\$22,978.39
Sales Tax Income	\$22,978.39
Franchise Tax Income	\$0.00
Permit Revenue	\$300.00
Disbursements	<u>-\$110,058.96</u>
Ending Balance (As of March 13, 2024)	<u>\$895,187.35</u>
Beginning Balance (as of March 31, 2024)	\$868,729.24
Deposits	\$25,640.49
Sales Tax Income	\$25,315.49
Franchise Tax Income	\$0.00
Permit Revenue	\$325.00
Disbursements	<u>-\$1,404.10</u>
Ending Balance (As of April 12, 2024)	<u>\$892,965.63</u>
Beginning Balance (as of April 30, 2024)	\$990,294.27
Deposits	\$63,011.94
Sales Tax Income	\$34,777.12
Franchise Tax Income	\$25,058.63
Permit Revenue	\$3,176.19
Disbursements	<u>-\$2,406.98</u>
Ending Balance (As of May 16, 2024)	<u>\$1,050,899.23</u>
Beginning Balance (as of May 31, 2024)	\$1,041,984.96
Deposits	\$57,325.02
Sales Tax Income	\$24,600.02
Franchise Tax Income	\$0.00
Permit Revenue	\$225.00
ARPA Reimbursement	\$32,500.00
Disbursements	<u>-\$33,832.16</u>
Ending Balance (As of June 14, 2024)	<u>\$1,065,477.82</u>

BUDGET TRACKING (10/1/23 - 9/30/24)
AS OF 6/05/24
REVENUES

Accounts	Actuals (YTD)	Budget Totals	Actual Q1 (OCT-DEC 2023)	Budget Q1 (OCT-DEC 2023)	Actual Q2 (JAN-MAR 2024)	Budget Q2 (JAN-MAR 2024)	Actual Q3 (APR-JUN 5, 2024)	Budget Q3 (APR-JUN 2024)	Actual Q4 (JUL-SEP 2024)	Budget Q4 (JUL-SEP 2024)
Sales & Use Tax	\$218,281.56	\$306,000.00	\$79,956.17	\$76,500.00	\$78,232.78	\$76,500.00	\$60,092.61	\$76,500.00		\$76,500.00
Franchise Fee	\$77,892.53	\$88,000.00	\$31,220.88	\$21,999.99	\$21,613.02	\$21,999.99	\$25,058.63	\$21,999.99		\$21,999.99
Mixed Beverage Tax	\$217.26	\$3,000.00	\$217.26	\$750.00	\$0.00	\$750.00	\$0.00	\$750.00		\$750.00
Permits/Applications/Misc. Rev.	\$5,618.92	\$3,500.00	\$164.42	\$875.01	\$1,923.31	\$875.01	\$3,531.19	\$875.01		\$875.01
ARPA Water/Wastewater Study Grant*	\$199,000.00	\$518,500.00					\$199,000.00			
Total Revenues	\$501,010.27	\$919,000.00	\$111,558.73	\$100,125.00	\$101,769.11	\$100,125.00	\$287,682.43	\$100,125.00		\$100,125.00

EXPENDITURES

Accounts	Actuals (YTD)	Budget Totals	Actual Q1 (OCT-DEC 2023)	Budget Q1 (OCT-DEC 2023)	Actual Q2 (JAN-MAR 2024)	Budget Q2 (JAN-MAR 2024)	Actual Q3 (APR-JUN 2024)	Budget Q3 (APR-JUN 2024)	Actual Q4 (JUL-SEP 2024)	Budget Q4 (JUL-SEP 2024)
Comprehensive Plan and Map Updates	\$0.00	\$60,000.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00		\$15,000.00
Insurance/Bond	\$1,897.74	\$5,000.00	\$396.50	\$1,250.00	\$1,047.50	\$1,250.00	\$453.74	\$1,250.00		\$1,250.00
Legal/Accounting/Consultants	\$55,976.83	\$85,600.00	\$16,443.17	\$21,399.99	\$27,289.69	\$21,399.99	\$12,243.97	\$21,399.99		\$21,399.99
ARPA Water/Wastewater Study Grant*	\$199,000.00	\$518,500.00	\$0.00		\$106,500.00		\$92,500.00			
Newspaper publications	\$497.75	\$1,200.00	\$218.95	\$187.50	\$224.80	\$187.50	\$54.00	\$187.50		\$187.50
Administrative Independent Contractor/Office Expenses	\$22,104.25	\$37,500.00	\$9,027.75	\$9,375.00	\$10,939.95	\$9,375.00	\$2,136.55	\$9,375.00		\$9,375.00
Town Clerk**	\$5,089.61	\$25,000.00					\$5,089.61			
Road Repairs	\$0.00	\$130,000.00	\$0.00	\$32,500.00	\$0.00	\$32,500.00	\$0.00	\$32,500.00		\$32,500.00
Rent/Lease	\$6,840.00	\$9,200.00	\$700.00	\$2,300.01	\$4,040.00	\$2,300.01	\$2,100.00	\$2,300.01		\$2,300.01
Elections	\$0.00	\$7,500.00	\$0.00	\$1,875.00	\$0.00	\$1,875.00	\$0.00	\$1,875.00		\$1,875.00
Community Events	\$10,000.00	\$10,000.00	\$10,000.00	\$1,250.01	\$0.00	\$1,250.01	\$0.00	\$1,250.01		\$1,250.01
Total Expenditures	\$301,406.18	\$889,500.00	\$36,786.37	\$85,137.51	\$150,041.94	\$85,137.51	\$114,577.87	\$85,137.51		\$85,137.51

Total Net Income	\$199,604.09	\$29,500.00	\$74,772.36	\$14,987.49	-\$48,272.83	\$14,987.49	\$173,104.56	\$14,987.49		\$14,987.49
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*ARPA Funded Project

**Payroll Expense (Taxes and Wages)

Request to Add Accounts/Amend Budget per Ordinance

EXHIBIT A
TOWN OF BROCK, TEXAS FISCAL YEAR 2023-2024 BUDGET

Revenues	Actual (YTD) October 1, 2022 - August 31, 2023	Estimated September 2023	Projected FY 2022- 2023		Proposed Budget 2023-2024 Fiscal Year	Comments
Sales & Use Tax	280,220.06	25,475.00	305,695.06		306,000.00	
Franchise Fee	203,164.63	7,330.00	210,494.63		88,000.00	Tri-County Agreement was pending renewal: payment received Aug. 2023 going back to 2021 (\$62,966.98) & 2022 (\$94,144.85). Proposal based on average quarterly deposit.
Mixed Beverage Tax	2442.36	244	2,686.36		3,000.00	
Permits/Applications/Misc. Revenue	461.76	76.92	538.68		3,500.00	Same proposed budget as last FY
Total Revenues	486,288.81	33,125.92	519,414.73		400,500.00	
Expenditures	Actual (YTD) October 1, 2022 - August 31, 2023	Estimated September 2023	Projected FY 2022- 2023		Proposed Budget 2023-2024 Fiscal Year	Comments
Comprehensive Plan and Map Updates	0	0			-60,000	One time expense for updating Comp. plan & Zoning Maps
Insurance/Bond	-1987	-241.25			-5,000.00	Same proposed budget as last FY
Legal/Accounting/Consultants	-57,171.40	-8,500.00			-85,600.00	Note: Additional \$15,000 added for audit of city's financials and \$600 for annual tax filing
Newspaper publications					-750.00	Total of 6 newspaper publications for a total cost of \$413.40 for this FY (note: expenditures fell under Legal as they were previously handling this process).
Administrative Independent Contractor/Office Expense	-14,625.65	-121.36			-37,500.00	Includes Town Clerk pay based on an estimate of 25 hours per week, software subscriptions, office supplies, postage, telephone
Road Repairs	-89,455.41	0			-130,000.00	Same proposed budget as last FY
Rent/Lease	-7630	0			-9,200.00	Town Hall office lease and Brock Community Center (included 5 additional Commission mtgs for possible special mtgs
Elections	0.00	0			-7,500.00	Potential of 2 elections plus \$634 in incidentals
Misc					-5,000	Un-anticipated expenses
Total Expenditures	-170,869.46	-8,862.61	-179,732.07		-340,550.00	
Over/(Under)	315,419.35	24,263.31	339,682.66		59,950.00	Revenue expected to be greater than Expenditures

871,988.87 Public Fund Checking Acct Balance as of 8/13/23

59,950.00 Projected Un-allocated cash reserves for FY 2024-2025

931,938.87 Estimated Account Balance

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.1

Title

Resolution to approve final plat known as Eagle Air Parc.

Item Summary

Consider resolution approving a final plat for 15.356 acres of land located at in the E.A.S.L. Ikard survey, abstract 734, being all of those certain lots known as "Future Lot 6", Lot 7, & Lot 8, Eagle Air Parc.

Attachments

1. Resolution No. R-2024-002

RESOLUTION NO. R-2024-002

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING A FINAL PLAT FOR 15.356 ACRES OF LAND LOCATED IN THE E.A.S.L. IKARD SURVEY, ABSTRACT 734. BEING ALL OF THOSE CERTAIN LOTS KNOWN AS "FUTURE LOT 6", LOT 7, & LOT 8, EAGLE AIR PARC, AND A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN VOLUME 2488, PAGE 1000, FILED IN THE PLAT RECORDS FOR PARKER COUNTY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for a replat of 15.356 acres of land located in the E.A.S.L. Ikard survey, Abstract 734, being all of those certain lots known as "future lot 6", lot 7, & lot 8, Eagle Air Parc, according to the plat as recorded in the official plat cabinet D, Slide 141, Plat Records, Parker County, Texas. Being a portion of that certain tract of land as recorded in Volume 2488, Page 1000, official records, Parker County, Texas and all of that certain tract as recorded in document no. 202114948, official records, Parker County, Texas, as more particularly described in **Exhibit A** (the "Subject Property"); and

WHEREAS, The Town Commission ("Commission") finds the applicant has provided evidence that sufficient groundwater is available and will continue to be available to the tract of land pursuant to Tex. Loc. Gov't Code § 212.0101(a-1)), and that the requirement for a groundwater study should be waived; and

WHEREAS, the Commission further finds that the plat is in conformance with the Town's ordinances and should be approved and accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Town Commission hereby approves and accepts the replat for the Subject Property attached as **Exhibit A** hereto, and waives the requirement for a groundwater study pursuant to Tex. Loc. Gov't Code § 212.0101(a-1)). The Town Commission further authorizes the Mayor to execute the replat for recording in the real property records for Parker County, Texas.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on June 17, 2024.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

Alyssa Vanesler, Town Clerk



Job No. 202312020_EagleAirParc-Replat_JJA_R2
Blairport Lane
Plot Date: 02/14/2024 12:00 pm

0' 50' 100'
Scale: 1" = 100'

(Record Bearing & Distance - N(S) 88°12'23" E(W) 318.41')

N(S) 89°39'10" E(W) 318.41'

(Record Bearing & Distance - N(S) 00°53'43" E(W) 1478.04')

J.W. Strong
Valuation 2375 Page 799
Official Public Records
Parker County, Texas

(Record Bearing & Distance - S(N) 37°44'56" E(W) 1940.82')

S(N) 01°03'54" E(W) 1940.82'

LOT 7R
10.836 Acres

180' Ashtarp Easement
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

82' Public Use
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

10' Utility Easement
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

Lot 7
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

Found
100-D" Nail

N(S) 88°33'26" W(E) 207.05'
(Record Bearing & Distance - EAST/WEST 207.05')

LOT 6R
2.512 Acres

Remainder of
"Future Lot 6"
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

20' Access Easement
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

10' Utility Easement
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

(Record Bearing & Distance - S(N) 00°29'24" W(E) 276.92')

S(N) 00°29'24" W(E) 276.92'

Lot 5
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

Lot 4
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

Lot 6A
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

LOT 8R
2.007 Acres

Lot 8
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

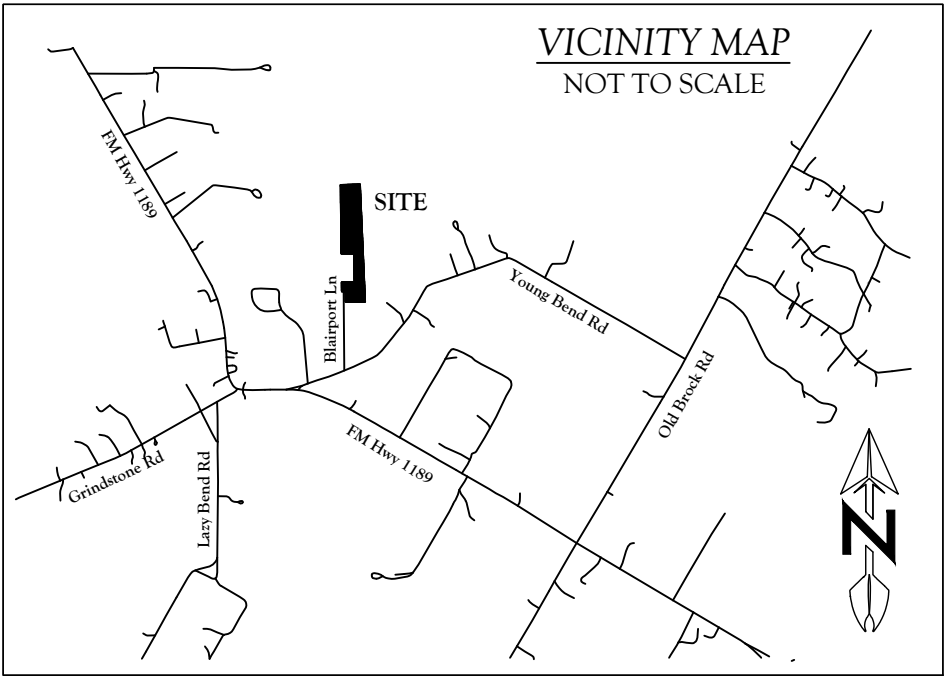
Record Bearing & Distance -
S(N) 00°29'24" E(W) 178.21'
N(S) 00°29'24" E(W) 178.21'

N(S) 88°33'13" W(E) 321.55'
(Record Bearing & Distance - EAST/WEST 321.55')

Lot 9
Eagle Air Parc
Plat Cabinet D, Slide 141
Official Plat Records
Parker County, Texas

LINE	BEARING	DISTANCE
L1	S(N) 88°36'03" E(W)	60.00'

CABINET_____, SLIDE_____



LOTS 6R, 7R, & 8R, EAGLE AIR PARC BEING A 15.356 ACRES REPLAT OF LOTS 7, 8, & "FUTURE LOT 6", EAGLE AIR PARC, PLAT CABINET D, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS

15.355 ACRES OF LAND LOCATED IN THE E.A.S.L. IKARD SURVEY, ABSTRACT 734. BEING ALL OF THOSE CERTAIN LOTS KNOWN AS "FUTURE LOT 6", LOT7, & LOT 8, EAGLE AIR PARC, ACCORDING TO THE PLAT AS RECORDED IN THE OFFICIAL PLAT CABINET D, SLIDE 141, PLAT RECORDS, PARKER COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN VOLUME 2488, PAGE 1000, OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND ALL OF THAT CERTAIN TRACT AS RECORDED IN DOCUMENT No. 202114948, OFFICIAL RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF BLAIRPORT LANE AND AT THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF "FUTURE LOT 6", EAGLE AIR PARC ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT AS RECORDED I N PLAT CABINET D, SLIDE 141, OFFICIAL PLAT RECORDS, PARKER COUNTY, TEXAS FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 00°29'24" E 276.92 FEET ALONG THE COMMON LINE OF SAID LOT 5 AND "FUTURE LOT 6" TO A 1/2 INCH IRON ROD CAPPED "JRP 5959" SET AT THE SOUTH SIDE OF A 8" WOOD POST FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 00°53'43" E 1478.04 FEET TO A CALLED POINT AT THE NORTHWEST CORNER OF LOT 7, SAID EAGLE AIR PARC ADDITION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 89°39'10" E 318.41 FEET TO A CALLED POINT AT THE NORTHEAST CORNER OF SAID LOT 7 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S 01°03'54" E ALONG THE EAST LINE OF SAID LOT 7, AT 1571.82 FEET PASSING A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF LOT 8, SAID EAGLE AIR PARC, IN ALL 1940.82 FEET TO A SET 1/2 INCH IRON ROD CAPPED "JRP 5959" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 88°33'13" W 321.55 FEET TO A SET 1/2" IRON ROD CAPPED "JRP 5959" IN THE EAST LINE OF SAID BLAIRPORT LANE FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE N 00°29'24" E 174.21 FEET ALONG THE EAST LINE OF SAID BLAIRPORT LANE TO A FOUND 1/2 INCH IRON ROD IN THE SOUTH LINE OF SAID "FUTURE LOT 6" FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE N 88°36'03" W 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.355 ACRES OF LAND.

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER - SIGNATURE

OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER - SIGNATURE

OWNER - PRINTED

THE STATE OF TEXAS ()
COUNTY OF PARKER ()

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"LEGEND"

○ = 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959"

"SPECIAL NOTE"
TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.
BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

"FLOODPLAIN NOTE"
SUBJECT TRACT IS SHOWN IN ZONES "X" AS SHOWN ON FEMA FIRM No. 48367C0375F, EFFECTIVE 09/26/2008.
INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

"TITLE COMMITMENT NOTE"
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

"GENERAL NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO GROUNDWATER AVAILABILITY.
3) WATER IS TO BE PROVIDED BY EXISTING PRIVATE WELLS ON SITE.
4) SEWER IS TO BE PROVIDED BY PRIVATE ONSITE SOURCES.
5) SELLING ANY PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW, AND IS SUBJECT TO FINES AND OTHER PENALTIES.
6) SUBJECT PROPERTY IS IN THE ETJ OF THE TOWN OF BROCK, PARKER COUNTY, TEXAS.
7) "BLAIRPORT LANE" IS AN EXISTING 60' PRIVATE ROADWAY AND THERE ARE NO EXISTING DRIVEWAY CULVERTS INSTALLED FOR THE HEREIN PLATTED LOTS.

"SURVEYORS NOTES"
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET GRID)
3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors 1917 S. Interstate 35 Austin, Texas 78741 Website: <http://pels.texas.gov> Email: info@pels.texas.gov Phone: 512-440-7723

OWNER/DEVELOPER(S)
Geary Lynn Blair
203 Young Bend Road
Weatherford, Tx 76087
&
Aaron Semas
PO Box 162
Dennis, Tx 76439

SURVEYOR
Justin Rene Parenteau, RPLS
State of Texas License No. 5959
140 Hackberry Pointe Drive
Weatherford, Texas 76087
Phone No. 361-813-1888
justin@noctumaps.com

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE 02ND OF JANUARY 25, 2024. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

JUSTIN RENE PARENTEAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 5959
140 HACKBERRY POINTE DRIVE
WEATHERFORD, TEXAS 76087
PHONE No. 361-813-1888
JUSTIN@NOCTUAMAPS.COM

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
JUNE 17, 2024**

Agenda Item 4.2

Title

Resolution to approve final plat known as Valley Spring.

Item Summary

CONSIDER RESOLUTION APPROVING A FINAL PLAT FOR 7.248 ACRES OF LAND THE C. L. HEIFRIN SURVEY, ABSTRACT NO. 670, R. P. BAKER SURVEY, ABSTRACT NO. 106 AND A. SIERRA SURVEY, ABSTRACT NO. 1180, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN "TRACT 1" CONVEYED TO JANA L. RILEY AND DESCRIBED IN CLERK'S FILE NO. 202409290, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; COMMONLY KNOWN AS VALLEY SPRING

Attachments

1. Resolution No. R-2024-003

RESOLUTION NO. R-2024-003

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS APPROVING AN APPLICATION FOR A FINAL PLAT FOR 7.248 ACRES OF LAND THE C. L. HEIFRIN SURVEY, ABSTRACT NO. 670, R. P. BAKER SURVEY, ABSTRACT NO. 106 AND A. SIERRA SURVEY, ABSTRACT NO. 1180, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN "TRACT 1" CONVEYED TO JANA L. RILEY AND DESCRIBED IN CLERK'S FILE NO. 202409290, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; COMMONLY KNOWN AS VALLEY SPRING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Brock ("Town") received an application for approval of a final plat for 7.248 acres tract of land located in the C. L. Heifrin Survey, Abstract No. 670, R. P. Baker Survey, Abstract No. 106 and A. Sierra Survey, Abstract No. 1180, Parker County, Texas; being a portion of that certain "Tract 1" conveyed to Jana L. Riley and described in Clerk's File No. 202409290, Real Property Records, Parker County, Texas; commonly known as Valley Spring; said land being more particularly described in the plat attached hereto as Exhibit A (the "Subject Property");

WHEREAS, The Town Commission ("Commission") finds the applicant has provided evidence that sufficient groundwater is available and will continue to be available to the tract of land pursuant to Tex. Loc. Gov't Code § 212.0101(a-1)), and that the requirement for a groundwater study should be waived; and

WHEREAS, the Commission further finds that the plat is in conformance with the Town's ordinances and should be approved and accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Commission hereby approves and accepts the final plat for the Subject Property attached as Exhibit A hereto, and waives the requirement for a groundwater study pursuant to Tex. Loc. Gov't Code § 212.0101(a-1)). The Commission further authorizes the Mayor to execute the plat for recording in the real property records for Parker County, Texas.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on June 17, 2024.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

Alyssa Vanesler, Town Clerk

State of Texas
County of Parker

Whereas Matthew McKay, being the sole owner of a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670; R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas; being a portion of that certain "Tract 1" conveyed to Matthew McKay and described in Clerk's File No. 201403537, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a found 1/2" iron rod with plastic cap stamped "Carter WFord", in the east line of that certain tract conveyed to Edwin Cole, Barbara Walker, Jackie Cole, and Myron Cole in Doc.#201819361, R.P.R.P.C.T., being the northwest corner of that certain tract conveyed to Ronald & Sandra Hognestad in Doc.#202116932, R.P.R.P.C.T., and the southwest corner of said Tract 1, for the southwest and beginning corner of this tract. WHENCE the northeast corner of the WILLIAM UPTON SURVEY, ABSTRACT No. 1582, Parker County, Texas is calculated to bear S 05°01'25" W 5654.23 feet.

THENCE N 05°08'00" E 551.62 feet, with the common line of said Tract 1 and said Doc.#201819361, to a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract. WHENCE a set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC", being the northwest corner of said Tract 1 bears N 05°08'00" E 150.41 feet.

THENCE over and across said Tract 1 the following bearings and distances:
S 89°36'03" E 30.90 feet, to a 3" steel fence post, for a corner of this tract.
S 85°51'24" E 59.65 feet, to a 3" steel fence post, for a corner of this tract.
S 43°51'04" E 4.48 feet, to a 3" steel fence post, for a corner of this tract.
N 86°08'20" E 50.36 feet, to a 3" steel fence post, for a corner of this tract.
N 81°35'55" E 686.80 feet, to a set 60D nail, in the centerline of Valley View Lane(60' - R.o.W. V. 2956, P. 1561), in the west line of that certain tract conveyed to J. R. Aldridge Land & Cattle, LLC in Doc.#202235227, R.P.R.P.C.T., for the northeast corner of this tract. WHENCE a set mag nail, being the northeast corner of said Tract 1 bears along the arc of a curve to the left, having a radius of 250.00 feet, an arc length of 126.86 feet, and whose chord bears N 17°54'46" E 125.50 feet.

THENCE S 32°26'59" W, with the centerline of said Valley View Lane, at 70.6 feet passing a found 1/2" capped iron rod, being the southwest corner of said Doc.#202235227 and the northwest corner of that certain tract conveyed to Mymax, LLC in Doc.#201508668, R.P.R.P.C.T., in total 195.29 feet, to a set mag nail, for a corner of this tract.

THENCE along the arc of a curve to the left, having a radius of 140.00 feet, an arc length of 190.94 feet, and whose chord bears S 06°27'58" E 176.48 feet, with the centerline of said Valley View Lane, to a set mag nail, being the northeast corner of said Doc.#202116932, for the southeast corner of said Tract 1 and this tract.

THENCE S 67°16'02" W 877.23 feet, with the common line of said Tract 1 and said Doc.#202116932, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN060608-TT-P (060608TTP.CRD)
Field Date: March 6, 2024
Preparation Date: March 30, 2024

Surveyor's Notes:

A) With respect to the documents listed in Title Commitment GF No. WF-3388-KK the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in:
C.F. No. 201403537:

Subject to the following Easement(s) and/or Document(s):
60' Access Easement & Road Maintenance - V. 2956, P. 1561 (as shown);
Tri-County Electric Coop., Inc. - C.F. No. 201622620 (Blanket);
On-Site Waste Water System - C.F. No. 201729265:

The following Easement(s) and/or Document(s) do(es) not affect this tract:
V. 124, P. 291; V. 415, P. 651; V. 605, P. 563; V. 1234, P. 916; V. 620, P. 276; V. 2548, P. 1541; V. 1561, P. 1533; V. 1532, P. 555; V. 2943, P. 1351; V. 2956, P. 1746;
R.P.R.P.C.T.

according to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

according to the F.I.R.M. Community Panel Map No. 48367C0375E, dated September 26, 2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid: US Survey Feet).

D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

F) All property corners are found 3" steel fence post, unless otherwise noted.

G) C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING INC"

Town of Brock Notes:

1) Special notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines.

2) At time of plat, this tract appears to lie partially within the Extra Territorial Jurisdiction of the Town of Brock and partially within the Town Limits of the Town of Brock (approximate limits as shown hereon).

3) Sanitary sewer is to be provided by on-site septic facilities.

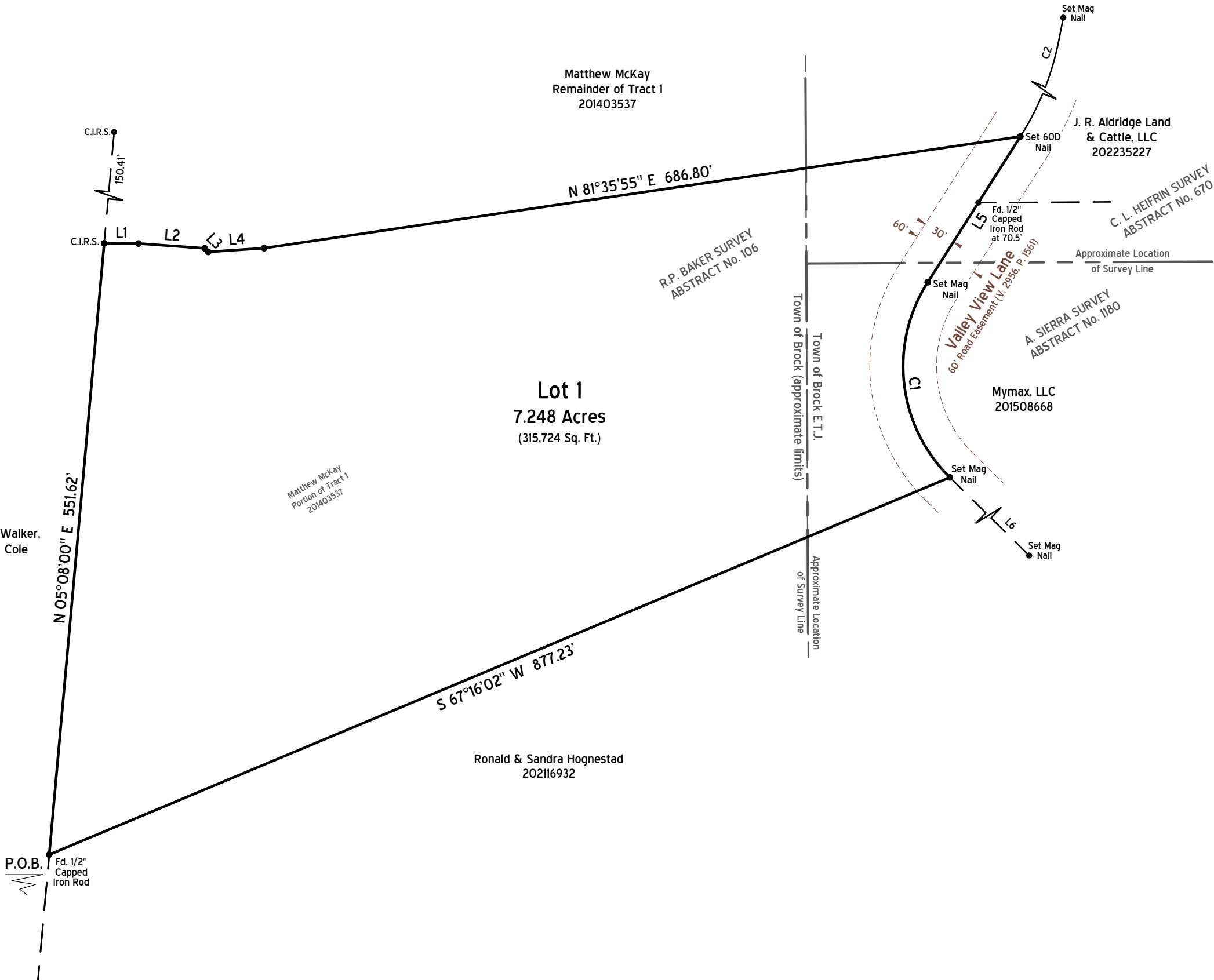
4) Water is to be provided by private water well.

5) This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the availability.

Edwin Cole, Barbara Walker,
Jackie Cole, Myron Cole
201819361

LINE	BEARING	DISTANCE
L1	S 89°36'03" E	30.90'
L2	S 85°51'24" E	59.65'
L3	S 43°51'04" E	4.48'
L4	N 86°08'20" E	50.36'
L5	S 32°26'59" W	155.29'
L6	S 45°32'13" E	91.01'

CURVE	RADIUS	ARC	CHORD	CHORD
C1	140.00'	190.94'	S 06°27'58" E	176.48'
C2	250.00'	126.86'	N 17°54'46" E	125.50'



Now, Therefore, Know All Men By These Presents:

that Matt McKay, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Valley Spring, an addition to the Town of Brock and the Town of Brock Extraterritorial Jurisdiction, Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the _____ day of _____, 2024.

By:

Matt McKay (Owner)

State of Texas
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

Town of Brock
Parker County, Texas

Certificate of Acceptance by the Town Commission:

Accepted by the Town Commission of the Town of Brock:

Mayor, Town of Brock _____ Date: _____, 2024.

The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of Lot 1, Valley Spring, an addition to the Town of Brock and the Extraterritorial Jurisdiction of the Town of Brock, Parker County, Texas was submitted to the Town Commission on the _____ day of _____, 2024, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 2024.

Final Plat
Lot 1
Valley Spring
an addition to the Town of Brock and the
Town of Brock Extraterritorial Jurisdiction,
Parker County, Texas

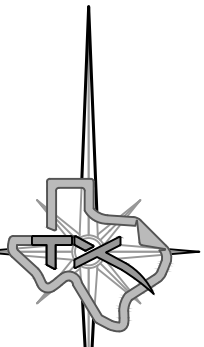
Being a 7.248 acres tract of land out of the C. L. HEIFRIN SURVEY, ABSTRACT No. 670, R. P. BAKER SURVEY, ABSTRACT No. 106 and A. SIERRA SURVEY, ABSTRACT No. 1180, Parker County, Texas; being a portion of that certain "Tract 1" conveyed to Matthew McKay and described in Clerk's File No. 201403537, Real Property Records, Parker County, Texas

April 2024

WEATHERFORD BRANCH - 817-594-0400

TEXAS
SURVEYING
INC.

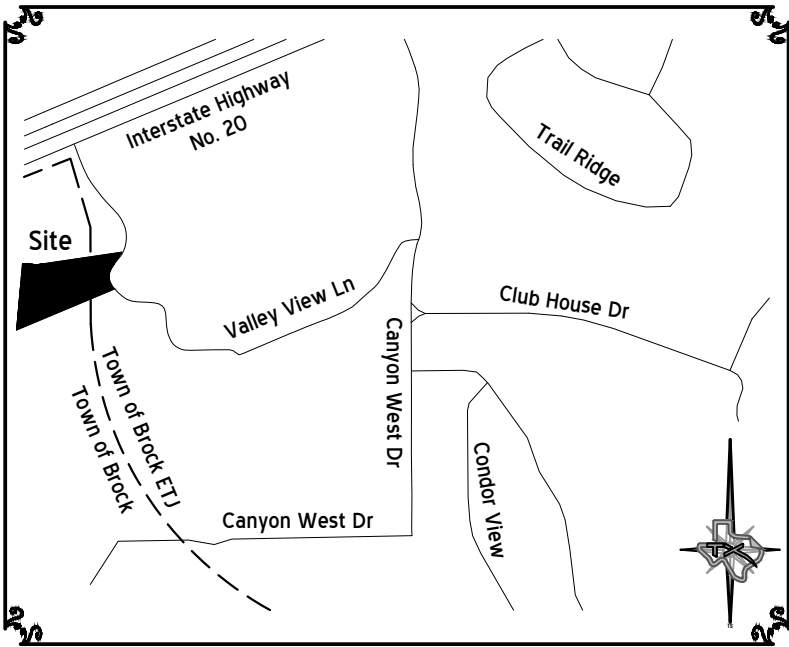
FIRM No. 10100000 - WWW.TXSURVEYING.COM



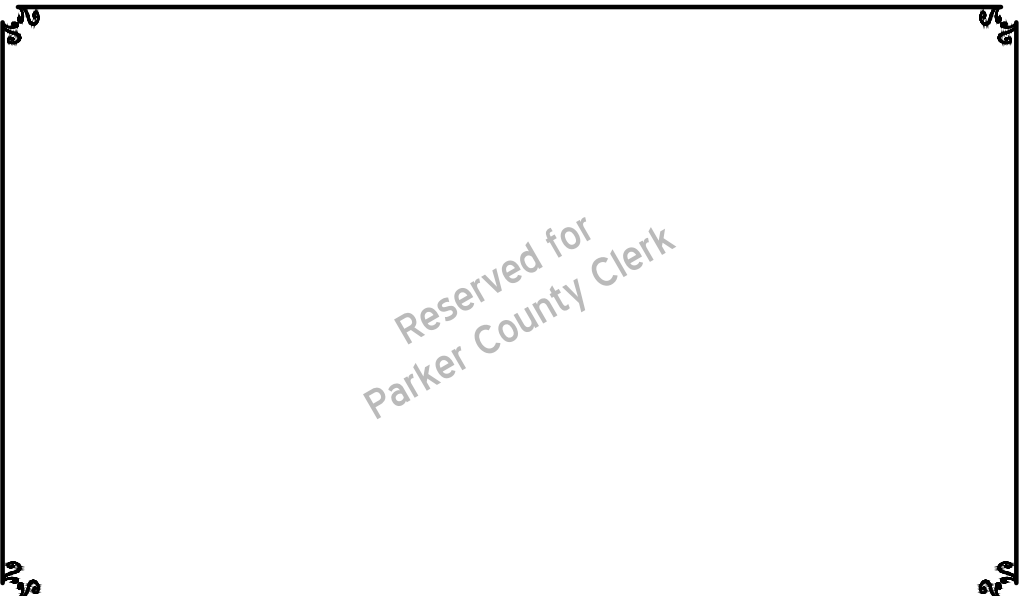
Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut St
Weatherford, TX. 76086
817-594-0400

Owner:
Matthew McKay
149 Valley View Ln
Weatherford, TX 76087

1" = 100'



Vicinity Map (not to scale)



Plat Cabinet _____ Slide _____

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.3

Title

Budget Year 2023-2024 Amendment

Item Summary

Consider approval of an ordinance to amend the Budget for year 2023-2024.

Attachments

1. Proposed Ordinance

ORDINANCE NO. O-24-003

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE 2023-2024 ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024 TO PROVIDE LINE ITEM ADJUSTMENTS FOR THE ARPA WATER AND WASTEWATER STUDY PROJECT, TOWN ADMINISTRATOR EXPENSES, FUNDING FOR COMMUNITY EVENTS, AND NEWSPAPER PUBLICATION EXPENSES; PROVIDING THAT EXPENDITURES SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET AS AMENDED; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE

WHEREAS, on September 28, 2023 the Town Commission of the Town of Brock, Texas (hereinafter, the “Town”) adopted a budget for the Town for the fiscal year beginning October 1, 2023 and ending September 30, 2024 as set forth in Town Ordinance No. 2023-006 (the “2023-2024 Annual Budget”); and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the Town Commission to make changes in the adopted budget for municipal purposes, and the changes to the budget made herein are for municipal purposes; and

WHEREAS, the amendments to the Town’s 2023-2024 Annual Budget made herein are as a result of conditions and/or circumstances that have arisen and could not reasonably have been foreseen in the normal process of planning the budget, provide for additional expenses in which the general welfare of the citizenry is involved, and the Town Commission finds that the amendments provided for herein are of a serious public necessity and an urgent need for the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAYPEARL, TEXAS:

SECTION 1. The above and foregoing recitals are true and correct and are incorporated herein and made a part of this Ordinance.

SECTION 2. The adopted 2023-2024 Annual Budget for the Town of Brock is hereby amended to include the following line-item adjustments:

- (a) Add new line item under “Revenues” entitled “ARPA Water and Wastewater Study Grant”, with a proposed budget amount of \$518,500.00;
- (b) Add new line item under “Expenditures” entitled “ARPA Water and Wastewater Study Project”, with a proposed budget amount of \$518,500.00;
- (c) Add new line item under “Expenditures” entitled “Town Clerk”, with a proposed budget amount of \$25,000;
- (d) Amend the current line item under “Expenditures” entitled “Misc” by renaming this line item “Community Events”, and providing for a proposed budget amount of \$10,000.00; and

- (e) Amend the “Expenditures” line item entitled “Newspaper Publications” by amending the proposed budget amount of \$750.00 to \$1,200.00.

SECTION 3. Expenditures. Pursuant to state law, expenditures during the 2023-2024 Fiscal Year shall be made in accordance with the Town’s 2023-2024 Annual Budget, as amended herein, unless amended further in accordance with Chapter 102 of the Texas Local Government Code.

SECTION 4. Publication of Ordinance. The Town Clerk is hereby directed to ensure that copies of this Ordinance are maintained on file with the Town Clerk’s Office, posted on the website maintained by the Town, and filed with the county clerk as provided by state law.

SECTION 5. Repealing Clause. All ordinances of the Town in conflict with the provisions of this Ordinance be, and the same are hereby repealed and all other ordinances of the Town not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. Severability Clause. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid, void, unlawful or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Commission hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, voidness, unlawfulness or unconstitutionality, which remaining portions shall remain in full force and effect.

SECTION 7. Effective Date. This Ordinance shall take effect upon its passage.

DULY PASSED AND APPROVED by the Town Commission of the Town of Brock, Texas, on this the *17th* day of *June 2024*.

By: _____
Jay Hamilton, Mayor

ATTEST:

APPROVED AS TO FORM:

Alyssa Vanesler, Town Clerk

Whitt Wyatt, Town Attorney

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.4

Title

Local Building Code Ordinance

Item Summary

Consider approval of an ordinance to adopt a local building code.

Attachments

1. Proposed Ordinance

ORDINANCE NO. 004

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, ADOPTING THE 2015 INTERNATIONAL CODES WITH LOCAL AMENDMENTS; BY SPECIFICALLY ADOPTING THE 2015 INTERNATIONAL BUILDING CODE ("IBC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE ("IRC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL PLUMBING CODE ("IPC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL MECHANICAL CODE ("IMC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL FIRE CODE ("IFC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE ("IECC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL FUEL GAS CODE ("IFGC") WITH LOCAL AMENDMENTS; ADOPTING THE 2015 INTERNATIONAL EXISTING BUILDING CODE ("IEBC") WITH LOCAL AMENDMENTS; AND ADOPTING THE INTERNATIONAL SWIMMING POOL AND SPA CODE ("ISPSA") WITH LOCAL AMENDMENTS; ADOPTING THE 2014 NATIONAL ELECTRIC CODE ("NEC") WITH LOCAL AMENDMENTS; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the International Code Council ("ICC") has developed a set of comprehensive and coordinated national model construction and property maintenance codes (known generally as the "International Codes"); and

WHEREAS, the 2015 editions of the International Codes and the 2014 edition of the National Electric Code have been reviewed by the North Texas Chapter of the International Code Council through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the Town Commission of the Town of Brock, Texas ("Town") has determined that it is in the best interest of the citizens of the Town of Brock, Texas to adopt the 2015 editions of the International Codes and the 2014 edition of the National Electric Code, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings, structures and property within the Town limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the territorial limits of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

Continues on next page

Article 1
2015 International Building Code

SECTION 1. That the Town Commission hereby adopts the 2015 edition of the International Building Code (“IBC”). The provisions of the 2015 edition of the IBC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 2. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Building Code* of the Town of Brock, Texas

SECTION 3. In accordance with the IBC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Building Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 4. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 2
2015 International Property Maintenance Code

SECTION 5. That the Town Commission hereby adopts the 2015 edition of the International Property Maintenance Code (“IPMC”). The provisions of the 2015 edition of the IPMC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 6. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *International Property Maintenance Code* of the Town of Brock, Texas.

SECTION 7. In accordance with the IPMC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Property Maintenance Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 8. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 3

2015 International Plumbing Code

SECTION 9. That the Town Commission hereby adopts the 2015 edition of the International Plumbing Code (“IPC”). The provisions of the 2015 edition of the IPC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 10. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Plumbing Code* of the Town of Brock, Texas.

SECTION 11. In accordance with the IPC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Plumbing Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 12. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 4

2015 International Mechanical Code

SECTION 13. That the Town Commission hereby adopts the 2015 edition of the International Mechanical Code (“IMC”). The provisions of the 2015 edition of the IMC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 14. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Mechanical* of the Town of Brock, Texas.

SECTION 15. In accordance with the IMC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 Mechanical Building Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 16. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 5
2015 International Fire Code

SECTION 17. That the Town Commission hereby adopts the 2015 edition of the International Fire Code (“IBC”). The provisions of the 2015 edition of the IFC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 18. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Fire Code* of the Town of Brock, Texas.

SECTION 19. In accordance with the IFC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Fire Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 20. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 6
2015 International Fuel Gas Code

SECTION 21. That the Town Commission hereby adopts the 2015 edition of the International Fuel Gas Code (“IFGC”). The provisions of the 2015 edition of the IFGC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 22. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Fuel Gas Code* of the Town of Brock, Texas.

SECTION 23. In accordance with the IFGC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Fuel Gas Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 24. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 7
2015 International Existing Building Code

SECTION 25. That the Town Commission hereby adopts the 2015 edition of the International Existing Building Code (“IEBC”). The provisions of the 2015 edition of the IEBC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 26. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Existing Building Code* of the Town of Brock, Texas.

SECTION 27. In accordance with the IEBC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Existing Building Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 28. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 8
2015 International Swimming Pool and Spa Code

SECTION 29. That the Town Commission hereby adopts the 2015 edition of the International Swimming Pool and Spa Code (ISPSC). The provisions of the 2015 edition of the ISPSC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 30. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *Swimming Pool and Spa Code* of the Town of Brock, Texas.

SECTION 31. In accordance with the ISPSC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2015 International Swimming Pool and Spa Code” are hereby made a part of this Article by

reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 32. Any violations of the terms of this Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods provided by law.

Article 9

2014 National Electric Code

SECTION 32. That the Town Commission hereby adopts the 2014 edition of the National Electric Code (NEC). The provisions of the 2014 edition of the NEC are hereby adopted by the Town and declared to be effective within the territorial limits of the Town immediately upon receipt by the Town and filing the same in the office of the Town Secretary.

SECTION 33. The following sections are hereby amended to read as follows:

Section 101.1. **Title.** These regulations shall be known as the *National Electric Code* of the Town of Brock, Texas.

SECTION 34. In accordance with the NEC, the Town Commission further desires to adopt the local amendments recommended by the North Central Texas Council of Governments for uniformity throughout the North Texas the region. Accordingly, the “Amendments to the 2014 National Electric Code” are hereby made a part of this Article by reference. The Town adopts these amendments, all of which shall be maintained on file in the office of the Town Secretary.

SECTION 35. Any violations of the terms of the Article and of said code is hereby declared to be a nuisance and shall be subject to abatement by all methods by law.

SECTION 36. Any violation of the terms of this Ordinance is further declared to be a misdemeanor, and any person found to be guilty thereof shall be punishable by a fine not to exceed two thousand dollars (\$2,000.00). Each day that such violation continues shall constitute a separate offense and shall be punishable accordingly.

SECTION 37. That all provisions of the ordinances of the Town of Brock, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the Town of Brock not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 38. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 39. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the Town of Brock, as amended,

in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 40. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS ON THIS THE ____ DAY OF _____, 2024.

APPROVED:

Jay Hamilton, Mayor

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.5

Title

Outdoor Seating Ordinance

Item Summary

Consider approval of an ordinance to amend the comprehensive zoning ordinance to provide for outdoor seating.

Attachments

1. Proposed
Ordinance

ORDINANCE NO. O-2024-003

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO PROVIDE FOR OUTDOOR SEATING; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town of Brock, Texas (hereinafter, “Town”) is a general law municipality organized and existing by virtue of the laws of the State of Texas and located within Parker County, Texas; and

WHEREAS, the Brock Comprehensive Zoning Ordinance does not currently provide for “Outdoor Seating Requirements” within the Town; and

WHEREAS, the Town Commission desires to amend the Brock Comprehensive Zoning Ordinance to provide for regulations for outdoor seating in various zoning districts and, further, to provide variance process for said regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The of Comprehensive Zoning Ordinance is hereby amended to include an addition section to read as follows:

“SECTION 10.2.19 – OUTDOOR SEATING REQUIREMENTS

Outdoor seating areas may be allowed in conjunction with existing or proposed commercial establishments within Non-Residential and Planned Development Zoning Districts, subject to approval of a Conditional Use Permit pursuant to Section 10.2.12, and in accordance with subject to the following minimum standards.

1. All lights must be arranged and controlled so as to deflect glare or any uncomfortably bright, harsh light away from any nearby residential use.

2. Outdoor seating areas may not generate noise in excess of 45 dB(A) between the hours of 10:00 p.m. and 6:00 a.m. or in excess of 55 dB(A) at all other times.

3. All outdoor seating areas shall be included in the calculation of off-street parking requirements in 10.2.14. The addition of outdoor seating without the requisite minimum number of off-street parking spaces shall be considered a violation of this Zoning Ordinance.”

SECTION 2. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the Town of Brock, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00).

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Comprehensive Zoning Ordinance of the Town of Brock, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. All ordinances of the Town in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law.

PASSED AND APPROVED by the Town Commission of the Town of Brock, Texas, on this the 20th day of May 2024.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

APPROVED AS TO FORM:

Alyssa Vanesler, Town Clerk

Whitt Wyatt, Town Attorney

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.7

Title

Review sign requests/applications.

Item Summary

Review submitted sign requests and applications.

Attachments

1. Scoops Ice Cream

BROCK
PLACE



*Riverstone
Veterinary Hospital*

LOTT
CLEANERS

Keeping You Clean Since 1929

ICE CREAM

**BROCK
LIQUORS**
BEER-WINE
CIGAR-VAPE

DONUTS

SUBWAY ↗

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.8

Title

Review Verdunity proposal

Item Summary

Review Verdunity proposal for maps project.

Attachments

1. Verdunity proposal for maps project

June 3, 2024

Alyssa Vanesler
Clerk
Town of Brock, Texas

Reference: Proposal for Map Services

Ms. Vanesler,

Based on the discussion from the Commission meeting of May 20th, we have drafted this proposal for the Commission's consideration and approval. The Commission indicated a definitive interest in proceeding with the creation of Town maps but was not prepared to move forward with considering a comprehensive plan until additional examples of work could be provided. Those examples were sent over to you via email on May 30th.

SCOPE OF SERVICES

- **Task 1 – Build a Town boundary map.** VERDUNITY (VU) staff will create a static map based upon data provided by the Town of Brock that illustrates the Town's geographic limits and the Town's Extra-Territorial Jurisdiction (ETJ). This map will be created in the form of a shape file. It will be accompanied by a .pdf static file.
- **Task 2 – Build a base zoning map.** VU staff will, with the assistance of the Town of Brock, obtain parcel information for all properties within Brock's limits from the Parker County Appraisal District. *Once obtained*, VU will set up a static base zoning map in the form of a shape file. A .pdf static file will also be provided. *Note: It is expected that the City will help with coordination of obtaining the data. VU will provide a formalized letter of request that the City can utilize, but having a local contact who can keep things moving along is imperative.*
- **Task 3 – Establish an online map that can be added to the Town's website and update them as needed.** VU staff will, once tasks 1 & 2 have been completed, transition that data into a web map and provide code so that it can be embedded into the Town's website. As updates are made to the map, the code will be updated quarterly so that the resulting web map is always up to date.

BUDGET

Invoices will be provided monthly until the work is concluded. The project budget is capped at \$15,000 and invoicing will be based on *actual* hours worked each month by VU, using the billing rate table below.

Position	Rate
Principal	\$275
Associate/Senior Project Manager	\$230
Project Manager	\$200
Senior Planner	\$165
Planner	\$125
Data Analyst	\$100
GIS/CAD Tech	\$ 90
Admin	\$ 80

SCHEDULE AND EXTENSION TERMS

This contract is based on an initial 3-6 month period. It is estimated that this is sufficient time to complete Tasks 1-3, not including the time it takes to obtain the necessary parcel information from the Parker County Appraisal District. The Town may elect to extend the contract further with adjusted cap amounts. Either party may terminate the contract with a minimum of two weeks' notice in writing to the other party. Should the Town wish to extend the contract and add additional tasks (examples include ongoing, on-call services for staff augmentation or map edits), a new proposal will be drafted and executed by both parties.

TERMS OF ENGAGEMENT

This proposal is valid for a period of 30 days from today's date. This information was prepared specifically for the Town of Brock and its designated representatives and may not be provided to others without VU's written permission.

If you have any questions about this proposal, please give me a call at 214.430.4450 ext. 201 or email me at aj@verdunity.com. We look forward to partnering with you and other community leaders on this effort!

Respectfully Submitted,

VERDUNITY, Inc.

Texas Registered Engineering Firm F-13496



AJ Fawver, AICP, CNU-A, CPM
Associate/Community Consulting
Program Leader



Kevin Shepherd, P.E.
Founder & CEO

Accepted By:

TOWN OF BROCK

Name

Title

Date

TOWN OF BROCK
COMMISSION AGENDA BRIEFING
June 17, 2024

Agenda Item 4.9

Title

Brock Taxpayer permit update

Item Summary

The TX Comptroller office has updated the permit status for businesses in Brock that were not previously registered as Brock taxpayers.

Attachments

- 1. Brock Sales Tax Permit Updates_05.2024**

BROCK SALES TAX PERMIT UPDATES_05.2024

Name of Business	Address	Status
BROWELA	102 Summer Stone Court, Brock	Permit updated to reflect Brock
AMANDA BASSHAM PHOTOGRAPHY, LLC.	904 S Savage Creek Ln, Brock	Permit updated to reflect Brock
SOUL BOUTIQUE	102 Eagle Pass Lane, Brock	Permit updated to reflect Brock
SUBWAY #53165	1421 FM 1189 Ste 6, Brock	Permit updated to reflect Brock
PLASVACC VETERINARY BLOOD BANK	1421 FM 1189 Ste 7, Brock	Permit updated to reflect Brock
THE CACTUS COLLECTIVE	616 Olive Branch Rd, Brock	Permit updated to reflect Brock
CHEF'S PANTRY	1891 FM 1189, Brock	Permit updated to reflect Brock
ASHLEE MUNDEN	114 Savannah Dr, Brock	Permit updated to reflect Brock
BROCK LIQUOR	1421 FM 1189 Ste 7, Brock	Permit updated to reflect Brock
ALL ADVENTURES RV, LLC	1084 FM 1189, Millsap	Permit updated to reflect Brock
BROCK NUTRITION	1130 FM 1189 Ste 110, Millsap	Permit updated to reflect Brock
TEXAS PAWFECTON	1140 FM 1189 Ste 113, Millsap	Permit updated to reflect Brock
EAGLE EYE CARE, PLLC	1120 FM 1189 Ste 106, Millsap	Permit updated to reflect Brock
COMFORT KITCHEN TO GO LLC	1110 FM 1189 Ste 100, Millsap	Permit closed
CANYON WEST GOLF COURSE	160 Club House Dr, Brock	Permit updated to reflect Brock