

**MINUTES OF THE MEETING OF THE  
VILLAGE OF BEAR CREEK COMMISSIONERS  
February 1, 2016**

**1) Call to Order**

The meeting was called to order 7:02 pm.

**2) Roll Call**

Mayor Upham, Commissioner Brushwood and Commissioner Burns are present.

**3) Citizens Comments will be taken from the audience on Non-Agenda related topics. No action may be taken by the City during Citizens Comments.**

Mayor Upham said we should be aware of recent coyote activity in the neighborhood. Neighbors have lost chickens. Steve Cranford said recently he saw a coyote chasing a doe on his property, in broad daylight.

**4) Approval of Minutes from January 18, 2105 Commissioner Meeting.**

Commissioner Brushwood makes motion to approve the January 18, 2016 minutes as submitted. Commissioner Burns seconds. Motion approved is approved unanimously.

**5) Discussion and possible action in regards to reviewing 2015 – 2016 budget and actual expenditures.**

Commissioner Brushwood asks about receipt of property tax income. We've received January tax deposit, next deposit will be in February.

**6) Consent Agenda – the following may be acted upon in one motion. A**

**Commissioner, Mayor or a Citizen may request items be pulled for separate discussion and/or action.**

**A. Approval to pay Pathmark Traffic Products \$212.94 for street signage. Invoice dated 12/1/16.**

Commissioner Burns makes motion to approve the consent agenda as submitted. Commissioner Brushwood seconds. Motion is approved unanimously.

## 7) New Business

### A. PUBLIC HEARING Discussion and possible action on Preliminary Plat to combine and subdivide to (4.019 acre and 1.561 acre) tracts of Section 1, Lot 41, Bear Creek Oaks into two 2.64 acre tracts.

LSH Properties LLC owned by Katie Hallberg, recently purchased two tracts (identified by Hays County property tax records) that make up Lot 41, Section 1, BCO. Total acreage is 5.58 acres. The Preliminary Plat submitted dedicates roadway to VOBC and splits the lot into two 2.64 acre tracts. Katie's husband, Tom Hallberg, developer of the lots, is in attendance and informs council that water for both lots will be provided by West Travis County Public Utility Agency.

Michelle Hernandez lives across the street from the subject property, wants clarification that the proposed subdivide meets all VOBC and BCOPOA requirements. She also would like the plat to state that a well is not allowed on either lot.

Commissioner Brushwood agrees. Both lots are smaller than 3 acres, he wants verbiage added to the plat stating water must be from rain water, surface water or a state approved community water system. Hernandez added that if the driveways could be off set due to the blind curve, it would help with her road safety concerns. Tom Hallberg stated the driveway for Lot 41B will be within 51' and not be a problem for the blind curve. Driveway for lot 41A, he hasn't decided yet. Applications for driveway/culvert approval have not been submitted to VOBC. Commissioner Burns asks question regarding flood plain. These lots are a hill and are not in the A or AE flood zone. Mayor Upham states that septic approval must be issued by Hays County. Tom Hallberg confirmed and will have his septic designer locate the wells on neighboring properties to insure his septic fields are at a safe distance. Mayor Upham makes a motion to approve the Preliminary Plat to subdivide lot 41, Section 1, Bear Creek Oaks into two 2.64 acre lots with the following conditions: 1) Volume and Page number must be listed in the filed notes and warranty deed. 2) Add this verbiage to the plat regarding water source. "No structure in this subdivision shall be occupied until connected to an individual rainwater or surface water supply or a state approved community water system. Due to declining water supplies lots in this subdivision of less than 3.0 acres are not permitted to use or drill a water well. If a water well is present it must have pump and casing pulled and plugged (per plugging requirements of the Texas Water Code and local groundwater conservation district). Rain water collection is

encouraged and in some areas may offer the best renewable water resource.”

Commissioner Burns seconds. Motion is approved unanimously.

**B. Discussion and possible action regarding a proposal from Dallas Hudson to construct a monument at the North Madrone entrance commemorating the founding of the Village as part of an Eagle Scout Project.**

Dallas Hudson presented the council with his Eagle Scout Project. He proposes to build a monument at the N Madrone Trl entrance and provided council with a picture of the area with proposed design drawn in. The project is in design stage. If council approves of the idea, he then presents it to the Capital Area Boy Scout council for their approval. The monument would be 3' x3' box shape that narrow's to the top. Top will be 1.5' x 1.5'. A plaque would be affixed to top. He suggests the plaque be engraved with the Village seal and the established date. Council would have final say on the plaque verbiage. Monument would be of similar construction as the rock wall. Dallas asks if VOBC would provide financial assistance. Majority of expense will go to labor and the plaque. Mayor Upham suggest he explore other options for financial assistance. Mayor Upham makes motion to approve the preliminary proposal by Dallas Hudson to construct a monument contingent upon VOBC council approval of the final design and wording on the plaque. Commissioner Burns seconds. Motion is approved unanimously..

**8) Old Business**

**A. Discussion and possible action on road system including the low water crossing. (Upham)**

Mayor Upham reports he has not taken action on an engineer's report. He has noticed more places in the roadway that need attention.

**B. Discussion and possible action regarding an automated digital speed limit detection and warning sign. (Brushwood)**

Commissioner Brushwood reports he downloaded new data today. Download stops half way through. He has a call into Mark Bohm and the manufactures tech support for assistance. He also has a call into Hays County Sherriff, Officer Cunningham to ask how the data should be formatted for them.

**C. Discussion and possible action regarding Village of Bear Creek Right-of-Way; including but not limited to ditch work. (Upham)**

Table this item.

**9) Announcements**

**A. Next VOBC Commissioners Meeting is scheduled for Monday,  
March 21, 2016 7:00 PM**

**B. VOBC/TDS Annual Trash Clean Up Day is Saturday, May 14, 2016  
9:00 AM to 1:00 PM**

**10) Adjournment**

The meeting adjourned at 8:20 PM

Submitted on February 28, 2016 by Kathryn Rosenbluth.

Approved on March 21, 2016

By Kathryn Rosenbluth, City Secretary Kathryn Rosenbluth