

**MINUTES OF THE MEETING OF THE
VILLAGE OF BEAR CREEK COMMISSIONERS
September 18, 2017**

1) Call to Order

The meeting was called to order 7:00 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.

Tom Zimmermann asks if Hays County Burn Ban is on or off. Fire Dept says off; VOBC sign in VOBC says on. Response is off; to be safe always notify Hays Co Fire Dept when/where your burning. Ellen Zimmermann says she likes the new road. Bruce Upham mentioned it recently came to his attention that VOBC contract with Tx Disposal Service expired a year ago. This will be on council's agenda to discuss next month.

4) Approval of Minutes from August 21, 2017 Commissioner Meeting.

Commissioner Burns makes motion to approve August 21, 2017 minutes as submitted.

Commissioner Brushwood seconds. Motion is approved unanimously.

5) Discussion and possible action in regards to reviewing 2016 – 2017 budget and actual expenditures.

City Secretary points out there are two new expenses not budgeted for:

\$35.00 Bank Service Charge and \$175.00 Hays County Sherriff.

Mayor Upham points out VOBC website renewal was paid twice in the fiscal year, resulting in being an overbudgeted line item. Commissioner Burns makes motion to create a new expense called Security Fund (for Hays County Sherriff) and allocate \$175.00 from the Contingency Fund. Mayor Upham seconds. Motion is approved unanimously.

Mayor Upham makes motion to create Bank Service Charge line item and allocate \$50.00 from the Contingency Fund. Commissioner Burns seconds. Motion is approved unanimously. Commissioner Burns makes motion to allocate \$150.00 from Contingency Fund and increase VOBC website renewal from \$150.00 to \$300.00. Commissioner Brushwood seconds. Motion is approved unanimously.

- 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. Approve Hays Central Appraisal District \$94.46 for 4th Quarter 2017. Invoice dated 9/30/17.**
 - B. Approve payment to Knight Law Firm \$270.00 for legal services in July 2017.**
 - C. Approve payment to The News Dispatch \$48.75 for public notice for Tax Rate. Invoice dated 8/31/17.**
 - D. Approve reimbursement to Kathryn Rosenbluth \$175.00 for Hays Co Sherriff security at August council meeting.**
 - E. Approve reimbursement to Bruce Upham \$46.58 for road paint.**

Commissioner Brushwood makes a motion to approve the consent agenda as submitted. Commissioner Burns seconds. Motion is approved 2 Yea and 1 Abstain.

7) New Business

A. Discussion and possible action to approve VOBC Tax Rate Ordinance

170918.001

Posted tax rate is \$0.092 cents per \$100.00 valuation. Due to increase in property values this will generate more revenue for the city and keep us below roll back rate. Mayor Upham proposes reducing the tax rate from \$0.092 to \$0.090. Even though \$0.090 cents per \$100.00 is a reduction in the rate, again due to increase in property values it will generate a 4% revenue increase to the city. Council has general discussion. Mayor Upham makes motion to pass Ordinance #170918.001 establishing tax rate for 2017 – 2018 at \$0.090 cents per \$100.00 valuation. Commissioner Brushwood seconds. Motion is approved unanimously.

B. Discussion and possible action to approve Final Plat to subdivide BCO, Section 1, Lot 44, a 5.05 acre tract into two lots, each greater than 2.0 acres. Request submitted by Armando Armengol and Sheri Long.

Council reviews the final plat. All owners of the lots on the plat are identified. Flood certification added; indicating flood plain area at front of Lot 44A. To address this a drainage easement added covering 100% of the flood plain. No structure can be built in

the drainage easement. However, it's acceptable to have a driveway go through the drainage easement. Mayor Upham makes a motion to approve the Final Plat to subdivide BCO Section 1, Lot 44 into two tracks each greater than 2.0 acres. Commissioner Burns seconds. Motion is approved unanimously.

C. Discussion and possible action to approve Final Plat to subdivide BCO, Section 1, Lot 45, a 4.82 acre tract into two lots, each greater than 2.0 acres. Request submitted by Tom and Ellen Zimmermann.

Council reviews the final plat. Plat now correctly reflects ROW has been dedicated to VOBC and all lots on the plat are identified. Flood certification added; indicating flood plain is in the middle of Lot 45 and into Lot 44A. A drainage easement added covering 100% of the flood plain. Majority of the drainage easement is congruent with the new lot line between proposed Lot 45A & Lot 45B then jags to the right into Lot 44A. No structure can be built in the drainage easement on Lot 45A & Lot 45B. Zimmermann's occupy Lot 45B and have an existing well, which they rarely use. They use public water plus rain water collection. Zimmermann's agree to pull the pump and plug their existing well upon approval of Final Plat to subdivide. Mayor Upham makes a motion to approve the Final Plat to subdivide BCO Section 1, Lot 45 into two tracks each greater than 2.0 acres. Commissioner Burns seconds. Motion is approved unanimously.

D. Discussion and possible action to move October 16, 2017 Commissioners Meeting to October 23, 2017 or October 30, 2017.

City Secretary will be out of town the week prior to October 16, 2017 meeting, asks council if they would consider moving the October meeting to 10/23/17 or 10/30/17. Council discusses and decides not to move the October 16, 2017 meeting date. Mayor Upham will post notices in City Secretary's absence.

E. Discussion and possible action regarding Commissioner Meeting dates during the holiday's November 20,2017 and December 18, 2017.

Council discusses holiday commissioner meeting schedule. Concludes to move the November 20, 2017 meeting date to November 13, 2017 as to not conflict with Thanksgiving. No change made to regularly scheduled meeting on December 18, 2017.

8) Old Business

A. Discussion and possible action regarding the road improvements to FM 1826. (Upham)

TX Dot is not 100% complete with FM1826 improvements. Mayor Upham emailed TX Dot representatives earlier today for an update on status of our concerns with FM1826.

Concerns include: increase in pavement height on FM1826, signage (including no left turn onto N Madrone Trl), creating a safe right turn on to N Madrone Trl and the new culverts at N Madrone Trl/FM 1826 entrance and speed limits.

B. Discussion and possible action on road system including contract with Lone Star Paving and new road reflectors. (Upham)

Mayor Upham reports Lone Star has completed chip seal paving of all roads in VOBC. He spoke to Volkert Engineering, they are completing their review of work, then will invoice.

With roads freshly chip sealed Council discusses options for road indicators: road reflectors, paint etc. What should be used, how they should be implemented and where. Estimated road reflectors will cost \$8.00 per reflector. Quote for road striping is \$30.00 per stripe, for example strip at stop sign. Commissioner Burns makes a motion to approve an expenditure not to exceed \$650.00 for purchase of road paint, road reflectors, labor to install road reflectors and paint striping. Commissioner Brushwood seconds. Motion is approved unanimously.

C. Discussion and possible action in response to the Hays Trinity Groundwater Conservation District permit request from Easy Mix Concrete Services to draw 975 gallons from well 6 days a week.

Mayor Upham reports no new information.

D. Discussion and possible action regarding Hays County Hazard Mitigation Plan.

Commissioner Brushwood spoke to Paloma who said there is no new information. Plan is moving forward and with to FEMA review.

E. Discussion and possible action regarding New Flood Insurance Rate Map and VOBC participation in the National Flood Insurance Program.

Kathryn Rosenbluth reports she followed up with legal counsel on status of updating our Flood Prevention Ordinance. Jeff with Knight & Partners has not responded prior to meeting.

F. Discussion and possible action regarding reports of missing and stolen US mail from delivery boxes.

Mayor Upham reports no cooperation from Oak Hill USPS office and Michael Sullivan not returning his calls, he has reached a dead end. Because we've had no complaints of stolen mail in VOBC in the past 90 days he requests this item be closed.

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

Commissioner Brushwood states so far there is no evidence chip sealing roads has slowed down driving..

H. Discussion and possible action regarding Village of Bear Creek Right-of-Way. (Upham)

Mayor Upham would like to wait on mowing until after first freeze.

I. Discussion and possible action to change the Minimum Driveway Standards. (Burns)

Commissioner Burns reports no further action.

9) Announcements

A. Next VOBC Commissioners Meeting is scheduled for Monday, October 16, 2017 7:00 PM

10) Adjournment

The meeting adjourned at 8:37 PM

Submitted on October 27, 2017 by Kathryn Rosenbluth.

11/13/2017
Approved on _____

Kathryn Rosenbluth
By _____
Kathryn Rosenbluth, City Secretary