MINUTES OF THE MEETING OF THE VILLAGE OF BEAR CREEK COMMISSIONERS April 19, 2022

1) Call to Order

The meeting was called to order at 7:03 PM

2) Roll Call

Mayor Bohm, Commissioner Brushwood and Commissioner Brackenridge 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.

Tracey Upham asked if the council will be addressing infrastructure regulations and the Subdivision Ordinance. Mayor Bohm responds yes, that will be discussed in New Business #10.B

Mayor Bohm moves to open Agenda item Old Business #11.B

11. B Discussion and possible action regarding, and not limited to, the sale and development of Lang Family Ranches properties: Lot 5, Section 3, Bear Creek Oaks (5.06 acres) and the adjoining Lot 8, Silver Spur Ranchettes (39.13 acres) both in Hays County.

Chad Gilpin, City Engineer w/ Gilpin Engineering and Veronica legal associate w/ City Attorney, Knight and Associates. Both Chad and Veronica address a variety of questions asked by citizens in attendance.

Commissioner Brushwood mentioned that earlier this week there was a "Concerned Citizens Meeting" held at the Uphams home. Over 30 people attended. Representatives from that meeting address council and share their concerns with purchaser's plans to develop the 39-acre Silver Spur Ranchette's tract into a single-family residence condo regime. A condominium regime allows them to avoid the subdivision process with Hays County. Citizens are concerned the developer will connect an extension of Davey Crockett Dr through or along the Public Utility Easement adjacent to Lot 5, Section 3, Bear Creek Oaks. Thereby connecting to North Madrone Trl and have gain access to FM1826. If this were to happen the volume of traffic from the condo regime will have a dramatic effect on our quality of life, our safety, increase road noise, and the wear and tear on our roads. Citizens express concern and How can we stop a developer who's building on land adjacent to the Village of Bear Creek from accessing our roadways?

The Concerned Citizens group also posed this question to Bear Creek Oaks Property Owners Association. BCOPOA has retained a law firm and is looking into updating the BCO restrictions to follow legislative laws governing HOA's .

Mayor Bohm moves to open Agenda item New Business #10. B

10.B PUBLIC HEARING on a proposed amendment to Subdivision Ordinance #222019.002 to provide for traffic impact analysis and transportation infrastructure regulations. Discussion and possible action regarding an amendment to Subdivision Ordinance #211019.002 to provide for traffic impact analysis and transportation infrastructure regulations.

Mayor Bohm opens the Public Hearing. Citizens in attendance and the Council

have a general discussion. Commissioner Brushwood makes a motion to approve the amendments to Subdivision Ordinance #211019.002 as submitted. Commissioner Breckenridge seconds. Motion is approved unanimously.

8:50 pm Mayor Bohm calls for short break in the meeting. 9:15 pm Mayor Bohm resumes the meeting.

4) **Approval of Minutes from April 19, 2021 Commissioners Meeting.**
Table, minutes are not complete

5) **Approval of Minutes from May 17, 2021 Commissioners Meeting.**

Commissioner Brushwood makes motion to approve May 17,2021 minutes as presented. Mayor Bohm seconds. Motion approved 2 yea. Commissioner Brackenridge abstains.

6) **Approval of Minutes from February 15, 2022 Commissioners Meeting.**

Mayor Bohm requests correct spelling of his last name in #7 correct Bom to Bohm. Commissioner Brushwood makes motion to approve February 15, 2022 minutes as amended. Mayor Bohm seconds. Motion approved 2 yea. Commissioner Brackenridge abstains.

7) **Approval of Minutes from March 15, 2022 Commissioners Meeting.**

Commissioner Brushwood requests corrections to #9.A second sentence correct they're to their. And third sentence add "likely" ie: Silver Spur Ranchettes would very likely have a roads… Commissioner Brackenridge makes motion to approve March 15,2022 minutes as amended. Motion approved 2 yea. Mayor Bohm abstains.

8) **Discussion and possible action in regard to reviewing 2021- 2022 budget and actual expenditures.**

The Council has a general discussion. No action taken.

9) **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 payment to Friendship Creekside Fellowship $100.00 for 4/19/2022 VOBC Commissioners meeting in the Fellowship Hall.**

b. **Approve payment to Friendship Creekside Fellowship $50.00 for 3/15/2022 VOBC Commissioners Meeting.**

c. Approve payment to Victor Insurance Managers $130.00 for Allen Brushwood's 3-year bond renewal 5/20/2022 to 5/20/2025.

Mayor Bohm makes motion to approve the consent agenda as presented. Commissioner Brushwood seconds. Motion is approved unanimously.

10) New Business

A) Discussion and possible action regarding the final review of VOBC Fiscal Audit for 10/1/2020 thru 9/30/2021 prepared by Montemayor Britton Bender PC. Including but not limited to approving final payment to Montemayor Britton Bender PC $1,825.00 for completion of 10/1/2020 to 9/30/2021 Fiscal Audit. Invoice dated 3/31/2022.

Council has reviewed the final fiscal audit for 10/1/2020 thru 9/30/2021.Mayor Bohm makes a motion to accept the Final Fiscal Audit for 10/1/2020 thru 9/30/2021and approve $1,825.00 final payment to Montemayor Britton Bender PC. Commissioner Brushwood seconds. Motion is approved unanimously.

B) PUBLIC HEARING on a proposed amendment to Subdivision Ordinance #222019.002 to provide for traffic impact analysis and transportation infrastructure regulations. Discussion and possible action regarding an amendment to Subdivision Ordinance #211019.002 to provide for traffic impact analysis and transportation infrastructure regulations.

Discussed earlier in the meeting.

11) Old Business

A) Discussion and possible action regarding 2022 VOBC/TDS Annual Trash Collection Day scheduled for Saturday, June 11, 2022.

City Secretary explains three dates were presented to a TDS. The initial scheduled date of May 14, 2022 was changed to June 11, 2022 due to a conflict with a Niles Cove resident. The Niles Cove resident explained that the location of TDS equipment on annual trash day limits RV access to enter and exit their driveway.

B) Discussion and possible action regarding, and not limited to, the sale and development of Lang Family Ranches properties: Lot 5, Section 3, Bear Creek Oaks (5.06 acres) and the adjoining Lot 8, Silver Spur Ranchettes (39.13 acres) both in Hays County.

1) **Including discussion and possible action to hire a consultant and/or attorney.**

Discussed earlier in the meeting.

C) Discussion and possible action regarding open application period 12/10/2021 to 4/29/2022 for the FEMA Hazard Mitigation Grant Program (HMGP) related to FEMA-DR-4485 (Covid-19 Pandemic)

VOBC is taking no action on this Grant Program. Remove from future agenda.

D) Discussion and possible action regarding the Conornavirus Local Fiscal Recovery Fund (CLFRF) program and the April 30, 2022 deadline to submit the Project and Expenditure Report.

Chad Gilpin with Gilpin Engineering is in attendance. He reached out to West Travis County Public Utility Agency (WTCPUA) and asked what the cost would be for WTCPUA water line extension application to provide water throughout the Village; WTPCUA said +/- $2,500.00. Mayor Bohm makes a motion to approve an amount not to exceed $3,000.00 for a water line extension application and /study by a WTCPUA. Commissioner Brackenridge seconds. Motion is approved unanimously.

E.) Discussion and possible action regarding Village of Bear Creek roads and Right of Way.

1) **Including but not limited to non-permitted culvert installed on 1/27/2022 at 8150 N Madrone Trl; owners Roger and Carol Goodman.**

   Glen Ragan, Driveway Authority said the Goodman's put in a 18" culvert and the VOBC Drainage Study calls for a 24" culvert at 8150 N Madrone Trl; he's reached out to City Engineers requesting they review and advise.

2) **Including but not limited to RDC Paving bid dated 3/15/2022 for 1500 LF of road edge repair. Cost $8,500.00 (Commissioner Brushwood)**

   The Council has a general concession. Mayor Bohm makes a motion to approve the RDC Paving proposal at $8,500.00 with the stipulation that RDC complete the remaining paperwork. Commissioner Brushwood seconds. Motion is approved unanimously.

   The Council has a general discussion regarding Right of Way mowing. Commissioner Brushwood makes a motion to solicit bids for Right of Way mowing to be done prior to July 4th, 2022 at an expense not to exceed

$2000.00. Mayor Bohm seconds. Motion is approved unanimously.

F) Montemayor Britton Bender PC renewal contract for VOBC annual final statement review for years 2022, 2023 and 2024.

The Council has a general discussion. Commissioner Brushwood makes a motion to approve Montemayor Britton Bender PC 3-year contract (2022 – 2024) at a cost of $4,100.00/year. Mayor Bohm seconds. Motion approved unanimously.

G) Discussion and possible action regarding improving traffic safety at the two VOBC intersections FM 1826 at N Madrone Trl and Bear Creek Dr and FM 1826 and 45W

1) Including but not limited to 1826 Neighborhood Coalition. (Commissioner Brushwood)

The council has a general discussion. No action taken. The next 1826 Neighborhood Coalition meeting will be held on 5/22/2022 from 5 – 6 pm.

H) Discussion and possible action regarding Driveway Ordinance #190218.001.

Table

I) Discussion and possible action regarding Covid-19 Hays County Disaster Order, The Governors Orders and VOBC.

Mayor Bohm said Hays County sends weekly Covid updates, still a few Covid cases in Hays County.

J) Discussion and possible action regarding VOBC records and fire recovery. (Mayor Bohm)

Table.

K) Discussion and possible action regarding Village of Bear Creek web site maintenance.

Table.

12) Announcements

A) Next VOBC Commissioners Meeting is Tuesday, May 16, 2022 at 7:00 PM at Friendship Creekside Fellowship, 14455 FM 1826, Austin, TX 78737.

B) Annual VOBC/TDS Trash Clean Up Day will be held on Saturday, June 11, 2022. 9:00 AM to 1:00PM at Niles Cove and Madrone Circle

13) Adjournment

The meeting adjourned at 10:19 PM

Submitted on September 14, 2025 by Kathryn Rosenbluth

Approved on _9/16/2025_____

By *Kathryn Rosenbluth*
Kathryn Rosenbluth, City Secretary