# MINUTES OF THE MEETING OF THE VILLAGE OF BEAR CREEK COMMISSIONERS May 20, 2025

1) **Call to Order**

   The meeting was called to order at 7:01 PM.

2) **Roll Call**

   Mayor Bohm and Commissioner Brushwood present Commissioner Brackenridge is absent.

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.**

   Kathryn Rosenbluth shared that she reached out to Dan, our TDS representative and notified him the TDS roll-off delivered to Madrone Cr for TDS Annual Trash Day had malfunction. The door was stuck shut; residents were unable to walk in large items.

4) **Approval of Minutes from November 19, 2024 Commissioners Meeting.**

   Table. Minutes aren't available.

5) **Approval of Minutes from December 17, 2024 Commissioners Meeting.**

   Table. Minutes aren't available.

6) **Approval of Minutes from March 18, 2025 Commissioners Meeting.**

   Commissioner Brushwood makes a motion to approve March 18,2025 minutes as submitted. Mayor Bohm seconds. Motion is approved unanimously.

7) **Approval of Minutes from April 15, 2025 Commissioners Meeting.**
   The April 15, 2025, minutes are available; however, the Council lacks a quorum to vote on this item. Table.

8) **Discussion and possible action in regard to reviewing 2024- 2025 budget and actual expenditures.**

   City Secretary provided account balances for all VOBC asset accounts. City Secretary informs council on 4/9/25 VOBC received a direct deposit form "Texas Treas Trus" for the amount of $269.93. This income is in the budget as miscellaneous income. The council has a general discussion. No action.

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 $50.00 for 5/20/2025 VOBC Commissioners meeting in Annex.**

   b. **Approve payment to Montemayor Britton Bender Carey PC $2,505.00 half upfront payment for the 2023-2024 financial review. Invoice #24-2018 dated 4/30/2025.**
   Mayor Bohm makes a motion to approve the consent agenda as read. Commissioner Brushwood seconds. Motion is approved unanimously.

**10) New Business**

**a. Discussion and possible action to approve contribution to Capital Area Metropolitan Planning Organization (CAMPO) for $350.00**
The Council has a general discussion. All agree contributing to CAMPO has no direct benefit to VOBC. Remove item from future agenda.

**b. Discussion and possible action regarding Hays County Emergency Management Training Session held on May 13, 2025. (Commissioner Brushwood)**
Commissioner Brushwood attended the May 13, 2025 training session in San Marcos, TX. Informed Council that Bradlee Johnson is our County Liaison Officer for the Texas Division of Emergency Management Region 8. Bradlee.Johnson@tdem.texas.gov, 325-330-9370. Bradley is specifically assigned to our Hays County region (Region 8) and who we contact to discuss our needs or questions. Brandy Ashby is the Regional Chief. Commissioner Brushwood feels the states put together a decent emergency management organizational structure. They've reached out to all counties for input, participation and cooperation. The program was recently put under the domain of Texas A&M. The Council has a general discussion and agrees that Commissioner Brushwood is to retain in his possession the Hays County Emergency Management notebook provided to all attendees at the May 13, 2025 training session.

**11) Old Business**

**a. Discussion and possible action regarding 8210 Bear Creek Dr and potential Right of Way Violation. Owner Barbara and Donald Stinson. (Builder Taylor Van Every with LTB Design Build).** The City Secretary confirmed with Bear Creek Oaks HOA Architectural Control Committee the triangle structure, at the end of 8210 Bear Creek Dr driveway was not on the plans/specs that LTB Design Build submitted and approved by BCOPOA. The City Secretary confirmed that the triangle structure at the end of 8210 Bear Creek Dr driveway was not on the VOBC driveway/culvert application plans, that were approved by VOBC. The Council has a general discussion and agrees that the triangle rock structure at the end of 8210 Bear Creek Dr driveway is in the ROW and a hazard. Prior to the meeting Commissioner Brackenridge reached out to Barbara Stinson to discuss this issue she responded that her father was the developer for the Bear Creek Oaks subdivision and her mother wrote the BCOPOA Deed Restrictions. He acknowledged that it was great; also explained that was a long time ago. We're now a city and have Ordinances. City Secretary provided council with a copy of BCOPOA deed restrictions. Highlighted #7. "No building or structure of any kind shall be located nearer than 75 feet from any road on the premises, nor nearer than 20 feet from any side or rear property line." The Council agrees that the triangle structure violates BCOPOA Deed Restrictions #7. Mayor Bohm will reach out to Stinson's to discuss the issue.

**b. Discussion and possible action on proposed and pending bills introduced in the 2025 legislative session and that may impact the Village of Bear Creek.**
This is a standing agenda item during TX legislative session. Currently the Council has no knowledge of pending bills directly affecting VOBC.

**c. Discussion and possible action regarding denied driveway permit application for 8910 Bear Creek Drive: owners Dave and Barbara Perry**.
Mayor Bohm took pictures of the culvert next door to this property; 8950 Bear Creek Dr is up the hill from the Perry's. 8950 Bear Creek Dr has an 18" culvert, and water flows directly to 8910 Bear Creek Dr. Mayor Bohm discussed the situation the Chad Gilpin, City Engineer. Chad reviewed 8950 & 9810 Bear Creek Dr on the recently completed VOBC Drainage/Flood Study and recommends at minimum an 18" culvert for 8910 Bear Creek Drive. Mayor Bohm will reach out to Dave Perry to discuss the issue.

**d. Discussion and possible action regarding Crockett Canyon Estates Condominiums proposed development of 1-acre single family homes on "Lang Family Ranch" 39.13 acre track Lot 8, Silver Spur Ranchettes, Hays County. (Including but not limited to Section 3, Lot 5, Bear Creek Oaks owned by Lang Family Ranch)**

Mayor Bohm reminds council that Hays County Commissioners issued development approval for Crockett Canyon Estates Condos. With a condition that development must meet Village of Bear Creek ordinances. Hays County Commissioners, aware VOBC prohibits Crockett Canyon Estates from accessing roads in VOBC, suggest granting road access to N Madrone Trl for emergencies only. (specifically, a Fire emergency). This works both ways, it would provide VOBC an emergency exit as well. Hays County Commissioners were clear; they're not trying to supersede or override VOBC. Mayor Bohm has reached out to Legal if we would need to amend the Ordinance to allow for Crockett Canyon Estates to have road access for emergencies only.

The Council has a general discussion regarding a recent proposal from Lang Family Ranch regarding future development of the Village of Bear Creek tract, Section 3, Lot 5, BCO. The proposal is in conjunction with installing an emergency bump gate allowing VOBC access to Crockett Canyon Estates, as well as Crocket Canyon Estates having access to N Madrone Trl. They're asking for VOBC to allow a subdivision exception to Section 3, Lot 5, BCO; allowing it to be subdivided into 4 lots (smaller than 2 acres each). Each unit would be on Crocket Canyon Estates public water and use Crocket Canyon Estates roads. All developments on the proposed lots would face toward Crocket Canyon Estates. They suggested placing some type of physical barrier to ensure separation from VOBC. We would see the back side of all development on said lots. Legally however, Section 3, Lot 5, BCO would remain under the jurisdiction of BCOPOA and VOBC. The council has a general discussion; all are opposed to this idea. All agree that all development is to abide by VOBC Subdivision Ordinance, utilize VOBC roads and be an active part in BCOPOA and VOBC.

The Council has a general conversation regarding the proposal of the Crocket Canyon Estates water line looping into the VOBC WTCPUA water line. Generally, speaking, the Council doesn't see how this would benefit the residents of VOBC. Mayor Bohm has inquired to the size of water line on Zile Rd, is it a 6" or 8" line ?. He believes to support a fire hydrant; the water pressure and flow require a minimum of 8" line. (Obviously the larger the line the better water pressure and flow) If the line coming of Zile Rd is 8", perhaps if looped into the VOBC line; at that point could we install a working fire hydrant? If yes, that could benefit VOBC.

**e. Discussion and possible action regarding the Coronavirus Local Fiscal Recovery Fund (CLFRF) program and VOBC use of allocated funds (Including but not limited to Drainage and Rainwater)**

The City Secretary successfully committed the $119,172.32 CLFRF funds to the VOBC Drainage/Flood Study and recommended improvements, Project ID 04162024. Of the $119,172.32; $80,617.50 is spent, $38,554.82 remains. The deadline for spending all CLFRF funds is 9/30/2026.

**f. Discussion and possible action regarding VOBC roads and Right of Way. (Including but not limited Right of Way Mowing)**

The council discusses the importance of mowing the right of way prior to July 4th. The spring heat wave nudged many wildflowers to seed out.
Mayor Bohm makes a motion to approve an amount no more than $2,000.00 to mow the VOBC Right of Way per VOBC specifications. The job is to be done by mid-June. Commissioner Brushwood seconds. Motion is approved unanimously.

g. **Discussion and possible action regarding VOBC records and fire recovery.**
Table.

h. **Discussion and possible action regarding Village of Bear Creek web site.**
Table.

**12) Announcements**

a. **Next VOBC Commissioners Meeting is Tuesday, June 17, 2025 at 7:00 PM at Friendship Creekside Fellowship, 14455 FM 1826, Austin, TX 78737.**

**13) Adjournment**

The meeting adjourned at 8:24 PM

Submitted on May 31, 2025 by Kathryn Rosenbluth

Approved on __6/17/2025_____

By *Kathryn Rosenbluth*
Kathryn Rosenbluth, City Secretary