MINUTES OF THE MEETING OF THE VILLAGE OF BEAR CREEK COMMISSIONERS August 19, 2025

1) **Call to Order**

The meeting was called to order at 7:03 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.

Table.

4) **Approval of Minutes from April 15, 2025 Commissioners Meeting.**

The April 15,2025 minutes are available. Commissioner Brackenridge authorized Mayor Bohm to represent him and vote on this item via proxy. Commissioner Brushwood makes a motion to approve the April 15,2025 minutes as submitted. Mayor Bohm seconds and votes in proxy for Commissioner Brackenridge. Motion is approved unanimously.

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

Table. Minutes aren't available.

6) **Approval of Minutes from July 15, 2025 Commissioners Meeting.**

Table. Minutes aren't available.

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

The Council has a general discussion. No action taken.

8) **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 8/19/2025 VOBC Commissioners meeting in Annex.**
b. **Approve payment to The News Dispatch $41.20 for Budget Hearing Public Notice. Invoice #68334 dated 7/23/2025.**
c. **Approve payment to Gilpin Engineering Compa $6,225.00 for invoice #VBC-2025-06 dated 7/19/2025.**
d. **Approve payment to Knight Law Firm $70.00 for May 2025 attorney services. Invoice #6746 dated 8/1/2025.**

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

Mayor Bohm requests to open Old Business #10 I out of order and at this time.

10.) Old Business

i. Discussion and possible action regarding the Coronavirus Local Fiscal Recovery

Fund (CLFRF) program and VOBC use of allocated funds (Including but not limited to Gilpin Engineering assigning culvert work to the lowest bidder and relocating culvert F1 approximately 50' to the north or add a new culvert to better drain the rainwater from the area where South Madrone and North Madrone meet.)

Mayor Bohm was contacted by the property owners near to the South Madrone and North Madrone (12801 S Madrone Trl) where the severe ponding occurs (what we refer to as Lake Gault). Property owners Hudson and Kanetzky are in attendance. Mayor Bohm said the City Engineer recommended a culvert installed to remedy the situation. They're studying the area to determine the location, size of culvert and if excavation and sculpting work is required. Because the water will be redirected, we'll need to work with the Hudson's on a drainage easement. Mayor mentioned that as a city, we pay for culverts and road work that benefit all residents of the city, but if doing something to benefit someone's property, or it actually increases the value of their property, there are issues with doing a taxable expenditure on that. Legal is looking into the matter. Specifically with this project and as it relates to Hudson's property there could be an opportunity for the property owner to provide direct donation. City Engineer hopes to have more details on the F1 project and a cost estimate by the September Council Meeting.

Mayor Bohm requests to open New Business #9 H out of order and at this time.

9.) New Business

h. Discussion and possible action regarding cameras and license plate readers at the primary entrance and exit points of the Village of Bear Creek.

The council has a general discussion. Due to the rural nature of our city and the lack of law enforcement presence, crime easily goes undetected. Mail and parcel theft and house break ins are the most common types of crime in the city. Outside of neighborhood crime watch we don't have much of a defense. Whereas some municipalities in Hays County have installed cameras at entrance and exit points. Cameras are positioned to take a picture of the front and rear license plate. A version of AI uploads it and runs it against databases. Data is stored in the system for 30 days, then self-deletes. If we know a crime took place on certain day; we can review the data and share it with Hays County Sherriff. Estimate annual cost of $7,000.00. Initial set-up fee $600.00. No action taken.

Mayor Bohm requests to open New Business #9 F out of order and at this time.

9.) New Business

f. Discussion and possible action regarding Christoper Gar, 9105 N Madrone Trl, West Travis County PUA water line extension (+\- 960 feet) from S Madrone Trl to N Madrone Trl.

The council has a general discussion. We've not received a proposal or Engineering study for the water line extension from end point to S Madrone Trail to 9105 N Madrone Trl. The Mayor has reached out WTCPUA General Manager to discuss, but hasn't connected with her yet. No action taken.

Mayor Bohm returns to the Agenda Order.

9) New Business

a. **PUBLIC BUDGET HEARING: VOBC BUDGET 10/1/2025 – 9/30/2026.**
Mayor Bohm opens the Public Budget Hearing. No public comment. Public Budget Hearing is closed.

b. **Discussion and possible action to approve VOBC Budget 10/1/2026 – 9/30/2026 Ordinance #250819.001**
Commissioner Brushwood makes a motion approve the Ordinance#250819.001 VOBC Budget 10/1/2025 – 9/30/2026. Mayor Bohm seconds. Motion is approved unanimously.

c. **Discussion regarding the VOBC 2025 proposed tax rate of $0.0633 cents per $100.00 valuation.**
The council has a general discussion. Proposed tax rate is increased to $0.06475 per $100.00 valuation. Per Hays County Tax Officer $0.06475 is the max to avoid a rollback. City Secretary will request Small Unit Tax Rate Notice and for public posting. Item will be the September agenda for approval.

d. **Discussion and possible action regarding the City Council meeting dates and location.**
The council has a general discussion on other meeting locations that may have more flexibility with scheduling. New Life Church is convenient; but haven't been able to connect with anyone at New Life Church.

e. **Discussion and possible action regarding Texas Disposal service residential invoice for service. (Commissioner Brackenridge)**
Table

f. **Discussion and possible action regarding Christoper Gar, 9105 N Madrone Trl, West Travis County PUA water line extension (+\- 960 feet) from S Madrone Trl to N Madrone Trl.**
Discussed earlier in the meeting.

g. **Discussion and possible action regarding Prosperity Bank $211,534.62 CD #0605 @ 3.5% up for redemption on 9/2/2025.**
The Council has a general discussion. Mayor Bohm makes a motion to reinvest the CD at the best available rate and term not to exceed 8 months. Commissioner Brushwood seconds motion is approved unanimously.

h. **Discussion and possible action regarding cameras and license plate readers at the primary entrance and exit points of the Village of Bear Creek.**
Discussed earlier in the meeting.

10) Old Business

a. **Discussion and possible action regarding 13003A S Madrone Trl Right of Way Violation. Owner Justin and Jana Cofield.**
The council has a general discussion. The Cofield's have removed the obstruction from the Right of Way. Remove item from future agenda.

b. **Discussion and possible action regarding 8200 N Madrone Trl right of Way Violation with debris in culvert. Owner Devin and Melissa Cox.**
The council has a general discussion. The Cox's have removed all new material from their culvert. Right of Way obstruction has been removed. Remove item from future agenda.

c. **Discussion and possible action regarding 8210 Bear Creek Dr and potential Right of Way Violation. Owner Barbara and Donald Stinson.**
The council has a general discussion. The Stinson's have removed the obstruction from the Right of Way. Remove item from future agenda.

d. **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. Table.

e. **Discussion and possible action regarding denied driveway permit application for 8910 Bear Creek Drive: owners Dave and Barbara Perry**.
The council has a general discussion. Mayor Bohm will follow up with Dave Perry for status.

f. **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)**
The council has a general discussion. PEC is beefing up the Public Utility Easement to install new towers. The new towers (possibly 20' wide) are much larger than the existing towers. Carl Lang is requesting the VOBC Council approve the PEC easement to be a driveway to service Section 3, Lot 5. The application is insufficient for multiple reasons: The proposed driveway is from N Madrone Trl to Crockett Canyon Estates; with no indication it will service as a driveway for Section 3, Lot 5. Application is for a road, not a driveway. Property located outside city limits are not permitted to connect to a city public street. Traffic impact analysis (TIA) is required for a road. Application references Lot 5A of 4.42 acres; Lot 5 is not subdivided. Commissioner Brushwood makes a motion to send Carl Lang a letter indicating the application's insufficiencies and a path forward for them to pursue. Mayor Bohm seconds. Motion is approved unanimously.

g. **Convene into executive session pursuant to section 551.071, Texas Government Code, and Sectio 1.05%, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Crockett Canyon Estates Condominiums proposed development.**
Table

h. **Reconvene into open session to take action as determined appropriate in the City Council's discretion regarding Crockett Canyon Estates Condominiums proposed development.**
Table

i. **Discussion and possible action regarding the Coronavirus Local Fiscal Recovery Fund (CLFRF) program and VOBC use of allocated funds (Including but not limited to Gilpin Engineering assigning culvert work to the lowest bidder and relocating culvert F1 approximately 50' to the north or add a new culvert o better drain the rainwater from the area where South Madrone and North Madrone meet.)**
Discussed earlier in the meeting.

j. Discussion and possible action regarding VOBC roads and Right of Way.

The council has a general discussion. Approved road work is pending, Commissioner Brackenridge to identify the specific areas for work to be done. Gilpin Engineering will soon begin the culvert project.

k. Discussion and possible action regarding VOBC records and fire recovery.
Table.

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

12) Announcements

a. Next VOBC Commissioners Meeting is Tuesday, September 16, 2025 at 7:00 PM at Friendship Creekside Fellowship, 14455 FM 1826, Austin, TX 78737.

13) Adjournment

The meeting adjourned at 9:11 PM

Submitted on October 12, 2025 by Kathryn Rosenbluth

Approved on 10/21/2025

By *Kathryn Rosenbluth*
Kathryn Rosenbluth, City Secretary