

MINUTES OF THE MEETING OF THE VILLAGE OF BEAR CREEK COMMISSIONERS February 17, 2026

1) Call to Order

The meeting was called to order at 7:07 PM.

2) Roll Call

Mayor Bohm, Commissioner Brushwood and Commissioner Brackenridge 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.

Kathryn Rosenbluth shared that she is encouraged by the sense of community in the Village. In the Bear Creek Oaks Facebook group people are reaching out for help or advice, social activities and opening their homes for get togethers, etc.

Mayor Bohm requests to open New Business #8A at this time.

8. A PUBLIC HEARING: Discussion and possible action on the Preliminary Plat to Subdivide Bear Creek Oaks, Section 3, Lot 12. Subdividing a 5.06 acre tract into two 12.A-2.57 acres and 12B-2.29 acres. Owners Amir and Ali Hajimaleki. Designated representative Rachel Winthers.

Rachel Winthers is in attendance. City Secretary informs council that a Public Notice was posted in The News Dispatch for Public Hearing to Subdivide Lot 12, Section 3, Bear Creek Oaks. And notification letters along with a copy of the plat were mailed to all neighbors within 200 feet of the subject property. The subject lot has signs posted with intent to subdivide. The Council reviews the Subdivision Ordinance and Preliminary Plat in detail and has a general discussion. Mayor Bohm makes a motion to approve the Preliminary Plat with the following conditions:

1. Section 8.b.11 requires the name of all adjoining property owners.
Add: Lot 25A David & Jill Brodsky
Add: Lot 25B Martin Speer
Add: Lot 26 John & Robin Hudson
Correct: Lot 3 Kathy & Joel McColl
2. Section 8.b.12 Final Plat to reflect FEMA Rate Map Panel and effective date 48309C0130G, and 1/17/2025 respectively.
3. Section 12.d Final Plat to show the minimum width of a lot along a public road is 50 fifty feet (50')
4. Section 12.c.2 Final Plat requires 10' easement along the entire property perimeter. "There shall also be reserved an easement 10 feet (10') in width across the front, rear and side property lines of each individual tract of land into which any tract of land in the Village of Bear Creek maybe subdivided"
5. Section 12.a.1.a Water source: Well water requires a minimum lot size of 3 acres unless serviced by some other water source other than water well. Provide a letter from West Travis County Public Utility Agency (WTCPUA) indicating that both lots (12A and 12 B, Section 3, Bear Creek Oaks) are unconditionally allocated water by WTCPUA.
Commissioner Brushwood seconds. The motion is approved unanimously.

Mayor Bohm resumes the meeting in order of the Agenda.

4) Approval of Minutes from September 16, 2025 Commissioners Meeting.

Table. Minutes not available.

5) Approval of Minutes from January 20, 2026 Commissioners Meeting.

The council has a general discussion. Mayor Bohm makes a motion to approve January 20, 2026 meeting minutes with the correction of adding "Resumes meeting in order of agenda" on page 1. Commissioner Brushwood seconds. Motion is approved with 2 Yea and 1 abstention.

6) Discussion and possible action in regard to reviewing 2025- 2026 budget and actual expenditures.

The Council has a general discussion. Mayor Bohm makes a motion to amend the title of expense item CLFRF Storm Water to CLFRF Storm Water Study and Project. And to move \$50,000.00 from contingency funds to the Storm Water Study and Project. Commissioner Brushwood seconds. Motion is approved unanimously.

7) 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 2/17/2026 VOBC Commissioners meeting in Annex.

B. Approve payment to News Dispatch \$53.30 for publishing Public Notice for Public Hearing of Application Subdivide BCO Section 3, Lot 12. Invoice #69093 dated 2/4/1016.

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

8) New Business

A. PUBLIC HEARING: Discussion and possible action on the Preliminary Plat to Subdivide Bear Creek Oaks, Section 3, Lot 12. Subdividing a 5.06 acre tract into two 12.A-2.57 acres and 12B-2.29 acres. Owners Amir and Ali Hajimaleki. Designated representative Rachel Winthers.

Discussed earlier in the meeting.

B. Discussion and possible action regarding the 3/6/2026 maturity date on Prosperity Bank CD #0717.

The Council has a general discussion. Mayor Bohm makes a motion to renew CD #0717 at the market rate for 4 months. Commissioner Brackenridge seconds. Motion is approved unanimously.

C. Discussion and possible action regarding a VOBC Newsletter.

The Council has a general discussion regarding Mayor Bohm's draft VOBC Newsletter. Topics include Flock Safety, Driveway Culverts, Drought, The Flood Water Study and Road Culvert Upgrades. Commissioner Brushwood suggests adding an article about Texas Disposal Service services and VOBC renewed TDS contract for 10 years. Mayor Bohm will complete the VOBC newsletter and have the City Secretary forward it to Commissioners for review/approval prior to posting on web site and BCO Facebook page.

9) Old Business

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

The Council has a general discussion regarding the dumped couch near Bear Creek Drive and S Madrone Trl. The property owner reported it with Hays County Environmental Enforcement Unit; and assigned to Alberto Luna, Sgt Investigator. City Secretary informed Sargent Luna of VOBC FlockSafety cameras and interlocal agreement with Hays County as well as estimated line when the couch was dumped. No action taken by Council.

B. Discussion and possible action regarding VOBC standards for driveway construction.

Mayor Bohn had a conversation with City Engineer, Chad Gilpin. Mr Gilpin is researching the issue and may have something for the next meeting.

C. Discussion and possible action regarding Christopher Gar, 9105 N Madrone Trl, +/- 960' West Travis County PUA water line extension S Madrone Trl to N Madrone Trl.

Mayor Bohm spoke to owner, Christopher Gar, who had no update on the water line extension. However, he did share that he is in the midst of lawsuit with the seller for misrepresenting the availability of public water.

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

City Secretary said the portal won't be open for final reporting until April 2026.

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

The council has a general discussion. No action taken.

F. Discussion and possible action regarding VOBC records and fire recovery.

Table.

10) Announcements

A. Next VOBC Commissioners Meeting is Tuesday, March 17, 2026 at Friendship

Creekside Fellowship, 14455 FM 1826, Austin, TX 78737.

B. Texas Disposal Services Annual Trash Collection Day will be held on April 11, 2026

9:00AM to 1:00 PM at Madrone Circle and Niles Cove.

11) Adjournment

The meeting adjourned at 9:16 PM

Submitted on March 15, 2026 by Kathryn Rosenbluth

Approved on _____

By *Kathryn Rosenbluth*

Kathryn Rosenbluth, City Secretary