

MINUTES OF THE
COMMISSIONERS' COURT
PUBLIC HEARING - JANUARY 22, 2016

On the 22nd day of January, 2016, there was a Public Hearing of the Commissioners' Court in the Courthouse, Rockport, Aransas County, Texas, with the following members present: **C. H. "Burt" Mills, Jr.**, County Judge; **Jack Chaney**, Commissioner, Precinct 1; **Betty Stiles**, Commissioner, Precinct 4; and **Valerie K. Amason**, County Clerk.

Other County Officers present were **Jerry Brundrett**, County Surveyor; **Brad Brundrett**, County Surveyor's Office; **David Reid**, Drainage Engineer; **James Jackson**, Environmental Health Director; **David Vyoral**, Road Administrator; **Mike Donoho**, Public Works Director & Building Services Director for the City of Rockport; **Kimber Clark**, Community Planner & Flood Plain Manager for the City of Rockport; and **Brian Olsen**, Unopposed Candidate for Precinct 3 Commissioner in upcoming Primary and General 2016 Elections.

The Meeting was convened at 11:00 a.m. at which time a quorum was declared by Judge Mills, WHEREUPON, the following proceedings were had and done to wit:

ITEM FOR DELIBERATION AND/OR ACTION

Public Comments on the Adoption of the New FEMA Flood Plain Order and Maps.

James Jackson: The maps have gone through the process with FEMA which are set to be effective February 17, 2016. He and David

Reid have gone over the Order and made the necessary changes and clarifications. These were then forwarded to FEMA and the Texas Water Development Board for their input. The order will be updated and the maps accepted.

We made some changes in some areas as to the zones properties should be in. Any permits issued up to February 17th will be according to the map we have today, but on that date they will be under the new map.

The low lying areas in the no-hazard zones, which includes a lot of manufactured homes, is where we are going to have the most water damage and the most claims filed. People building on the water have been using the 18 inch standard for years.

David Vyoral: If we would have had this in place 20 years ago, there wouldn't be near as many properties affected that we are looking at right now.

Commissioner Chaney: What I've always gone by is 18 inches above grade, that's not really true, it's 18 inches above the grade according to the flood line and that needs to be made clear.

Jerry Brundrett: You can't compare apples and apples on the old maps and the new maps elevation because the new maps are going to what is called NAVD88 and the old maps are on 29 datum. The new datum contains a factor to convert 88 to 29 and what we have determined is it's about 57/100ths. You have to take 88 datum and add 57/100ths to get to 29 or you subtract 29 or 57/100ths and this should get you close to 88. That's going to be confusing to a lot of people, including James and David, so what I'm telling people is, throw away your old certificates because

when we're on the new program they won't be any good.

We were also talking about some lots being partly in a B zone and partly in an A zone. If there is something structural that come from the house built on the B zone, like Key Allegro, and they have a porch and a stairway that ends up down here in the A zone and its structurally attached, that whole structure is rated in an A zone. It's going to push a lot of structures that have not been in a hazard zone into a hazard zone, because of the way that we have to take pictures and rate a structure.

There was further discussion concerning waterfront homes supported by piers and tidal erosion.

Jerry Brundrett: A consultant who had worked for FEMA, now helping the City of Rockport work through this, pointed out that we need to do our final certificate before someone backfills with dirt, because now the lowest horizontal structural member, if you have pier posts or pilings, it's going to have some kind of beam going across there and we've got to shoot the bottom of that and the structure will be rated on that. If they fill before getting final approval, it's going to be more expensive. The consultant said we should shoot it before fill is added for proof, otherwise it's going to look like a slab on grade. You can't build in a B zone and you can't build on fill. The structure has to be supported by piers or pilings. One citizen stated his concern as to the amount of fill in a B zone and the chance of deflecting wave action on a neighbor's property.

James Jackson: That's where you get to the two sides of FEMA. Under the regulatory side that we represent its saying yes you can do this and then the insurance side is going to charge you for it.

Commissioner Stiles: How do we educate the public, especially developers and contractors? There is lot of building is going on and you know most of the out of town contractors have not been getting their permits.

Commissioner Chaney: I think one thing that would help is before someone can set their temporary power pole they should have to obtain all of their permits.

Jerry Brundrett: I would suggest that the City and the County prepare an information sheet with guidelines concerning permits and contacts and I would be happy to provide them to the public who contact me. Maybe some kind of notice in the paper once a month to inform out of town builders that they need to get permits would help.

Commissioner Chaney: One change coming down that I was made aware of recently is water purveyors and any kind of public water system providers are going to be responsible for getting plumbing inspections in all structures. Another thing that the MUD District is required to do and maybe the homeowners associations can do is require a customer service inspection and the contractors and developers would have to go to the City for permitting before they could get any gas or other utilities.

*No further business presenting, the Court adjourned at 11:27 a.m. on a motion made by
Commissioner Stiles and seconded by Commissioner Chaney.*

C. H. "BURT" MILLS, JR., COUNTY JUDGE

VALERIE K. AMASON,
EX-OFFICIO CLERK OF THE
COMMISSIONERS' COURT