

**STATE OF TEXAS §**  
**COUNTIES OF ARANSAS §**  
**SAN PATRICIO AND NUECES §**  
**CITY OF ARANSAS PASS §**

A Workshop Meeting of the Aransas Pass City Council was held on Tuesday, February 13, 2018 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Ramiro Gomez, and Council Members Vickie Abrego, Billy Ellis, Janet Moore and Carrie Scruggs were present. Also present was City Manager Gary Edwards.

**1. CALL MEETING TO ORDER.**

Mayor Gomez called the meeting to order at 6:00 pm.

**2. DISCUSSION ITEMS:**

Mr. Edwards stated that the following items are for discussion only and that no action would be taken today.

Camping Permits

Eric Blanchard, Director of Public Safety stated that the camping ordinance was reviewed and amended a few years ago for the purpose of making it more accommodating and enforceable, but has placed a heavy burden on staff and has not been properly enforced. He stated that nuisance campers have found ways to circumvent the ordinance and set up shop on the flats, i.e. mechanic shop, boat shops and have placed residency on the flats becoming a dirty place.

Mr. Blanchard stated that staff is proposing to revamp the camping ordinance and make camping unlawful in general, with a few exceptions such as community or other organized camping activities authorized and approved by the city, or camping on the flatlands for no more than 3 consecutive or separated days a month, and maintain the camping area free of litter, excessive debris, and human or hazardous waste. He added that this would allow for weekends travelers to use the flats for a three-day weekend and would be tracked by police officers.

Council Member Moore asked if there is a penalty in the event a citation were issued, and Mr. Blanchard stated that it would fall under the general penalty fee of up to \$500.00.

Mayor Gomez asked how many days apart can a person get the same permit for the same spot, and Mr. Blanchard responded that there would be no permits issued, but rather camp up to three days a month and would restart each month.

Council Member Abrego asked if police officers would be checking the area daily, and Mr. Blanchard stated that there is extra patrol at Harbor Island; however, there is not enough officers or time on police officer shifts; therefore, Code Enforcement staff would be enforcing the camping ordinance.

Mr. Blanchard stated that the purpose is to maintain the area clean and keep the city beautiful. There was a consensus of the council to support staff's recommendation.

Aransas Pass Housing Authority/Senior Center

Ms. Sarah Lee, Director of Community Enrichment stated that the mission statement of the

Senior Center is to provide a safe and well maintained facility for the senior citizens of Aransas Pass and to enrich the lives of senior citizen residents, and build a sense of provide in our community. Ms. Lee stated that currently there are two buildings: 1) the McSwain building is owned by the City and was used by San Patricio County, free of charge, to operate the Meals on Wheels Program, and 2) the Senior Citizens Building is owned by the Aransas Pass Housing Authority, and through a Community Service Agreement between the Housing Authority and the City, allowed the City to use for senior activities such as, cards, bingo and exercise programs. Ms. Lee added that the McSwain Building has extensive mold damage caused by Hurricane Harvey in the duct work and that senior activities have been suspended, and added that mold may also be in the Senior Citizen Building.

Ms. Lee stated that the Aransas Pass Housing Authority is requesting to take their building back.

She stated that she is recommending to temporarily hold senior activities at the Civic Center until the building(s) have been repaired, and give the Senior Citizen Building back to the AP Housing Authority.

Council Member Abrego asked what type of senior activities was the City conducting, and Ms. Lee responded bingo, cards, and exercise programs. Council Member Moore asked what the cost to the City would be if these activities were moved to the Civic Center, and Ms. Lee responded possibly utilities. Council Member Moore asked if the Housing Authority would allow the County to continue the Meals on Wheels Program and reiterated this was a concern to her. Ms. Abrego asked if the Meals on Wheels program could operate at the Civic Center, and Ms. Lee stated that at this time she is not sure if the City can commit to Monday through Friday for this service. Ms. Abrego added that she is concerned with the meals on wheels program for our seniors, and does not want this program discontinued. Ms. Lee added that it is the City's goal to repair the building as quickly as possible and allow the County to use to operate the meals on wheels program.

Mayor Gomez asked if the City knew how long it would take for the building to re-open, and Mr. Edwards responded that with the Library mold remediation it was a small amount of mold and it took about two months, but is not sure how long it would take at the senior building. Mayor Pro Tem Scruggs suggested using the VFW building, and Mr. Edwards responded that the City had asked about using the VFW building for FEMA and was told No.

Ms. Lee stated that it is the City's goal to have the McSwain Building repaired and operating as soon as possible, but did not know how long that would take. Mr. Edwards stated he anticipates that there will be FEMA funds available for the repairs.

There was a consensus of the Council to have the Meals on Wheels Program resolved, have the senior citizen activities at the Civic Center or VFW, the City keep the McSwain Building and repair, and return the Senior Citizen building back to Housing Authority.

### Comprehensive Plan

Katherine Comeaux, Superintendent of Development Services stated that the City is currently in the stage of providing documents to GrantWorks such as basic enforcement ordinance, flood damage prevention ordinance, nuisance ordinance, inter-local agreements concerning extraterritorial jurisdictional, water and sewer maps. She stated that they have begun discussions with Planning and Zoning Commission on anticipated zoning map amendments on the best places for development. She added that Ms. Linda DiMario recently evaluated the downtown area and will provide a report. Ms. Comeaux added that GrantWorks is projecting to have a general draft in August, and following the draft will coordinate and identify who will serve on groups to develop questions and survey to get information out to receive feedback.

Council Member Abrego asked how will the information will be disseminated to residents to volunteer to serve on these focus groups, and Ms. Comeaux responded that possible invite to council meetings, place on the city website, social media and added that she has met with the Unity Group and some have agreed to serve.

Council Member Abrego asked how does the City plan to receive input from residents that do not have access to email or Facebook, and Mr. Edwards responded that the City can include the information in the water utility bill to every household. Mr. Edward stated that a written timeline of the events would be developed and provided to the council.

Floodplain Map and Drainage Issues

Katherine Comeaux, Superintendent of Development Services stated that there was a delay in the release of the Preliminary Map due to the bulk of the map amendment impact will be in San Patricio County and to ensure that all public notices was done. She added that once the maps are released, the 18-month time period begins to hold town hall meetings and accept appeals from residents and property owners.

Mr. David Kulberg and Eldon Miller, FEMA Floodplain Specialist provided a power point presentation on Floodplain and Drainage Issues and stated that flood insurance is a quick way to rebuild a community. He discussed the following topics: mission and components; how the National Flood Insurance Program (NFIP) operates and his partnerships; advantages and participation in flood insurance; key terms; displayed flood maps and base flood elevation maps, and the components of NFIP – sample image maps, flood insurance risk zones and floodways.

Mr. Kulberg discussed the different events that cause the floodplain map to change; elevation to comply with the floodplain ordinance; elevation of structures in V-zones; increased cost of compliance; requirements and costs of flood insurance; limits of coverage for residential and commercial; insurable property; and exception to NFIP coverage and discussed what is covered.

Ms. Comeaux added that the Governor announced that funding will be available for hazard mitigation grants. She also added that the City has adopted the Aransas County Hazard Mitigation Action Plan and was informed today that Aransas County will be submitting an amendment to the Hazard Mitigation Action Plan to include schools, and recommended that the City contact the local schools for inclusion to qualify for hazard mitigation funding.

**3. ADJOURNMENT**

There being no further business to come before the Council, Mayor Gomez adjourned the meeting at 7:15 pm.

\_\_\_\_\_  
Ramiro Gomez  
Mayor

\_\_\_\_\_  
Mary Juarez  
City Secretary

Approved on: \_\_\_\_\_