

**CITY OF INGLESIDE
MINUTES
SPECIAL CITY COUNCIL WORKSHOP
JANUARY 19, 2019**

1. Call meeting to order

The meeting was called to order at 9:00 a.m. with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker and Council Members Kody Fahrenthold (arrived at 9:45 a.m.), Dennis Knippa, and Pete Perkins. Council Members Absent: Council Member: Ben Tucker, Oscar Adame, and John Schack. Staff present: City Manager David Huseman and City Secretary Kimberly Sampson. There were approximately 10 guests present

2. Roll Call

Council Members absent were Ben Tucker, Oscar Adame, and John Schack.

3. Workshop discussion regarding the City of Ingleside's Master Plan and Future Use Map and how to plan for future development.

This item was removed from the agenda because the contractor was not able to attend.

4. Workshop discussion regarding the City of Ingleside's existing drainage concerns and how to plan for future remedies.

City Manager, David Huseman announced that Engineers, John Michael and Craig Thompson, of Hanson Professional Services are here today to discuss what has occurred and what can still be done to help relieve the majority of the concerns.

Mr. Michael explained he has been working with various drainage issues in San Patricio County for almost 40 years. He went over the history of the San Patricio Drainage District and showed area maps from 1959, 1969, and several from the 1970's. These maps indicated a lot of water and very clearly show where the Live Oak Ridge is through the middle of Ingleside.

Next was the discussion of the Low versus the High areas of town and how they are both affected in the Wet versus the Dry seasons. When we are in a Dry season and we get a few inches of rain, it's not a concern. But when we are in a Wet season and we get a few inches, it floods due to the fact we are already saturated.

Over the years, some of the Major Outfall Improvements were McCampbell Slough, N.O. Simmons retention areas, Whitney Lake, Ave B Outfall and smaller areas were Lover's Lane, some drainage over by the new Elementary School on Achievement Blvd.

FEMA does have a flood map; however, there is a section in town that their maps gap and that area floods easily. Staff are still working with them to acknowledge that area of town. In the mean-time, anyone living in the 100 year flood area are required to have flood insurance. Those who don't live in the 100 year flood zone should probably still get some type of flood insurance because the land along the coast is so few feet above sea level that during Wet seasons, high tide, and rain all occur; even the higher areas of town can easily flood.

Mr. Michael reminded everyone that many years ago the drainage areas were built with galvanized pipe and now 30-40 years later, those pipes are no longer there because they rusted out. As every municipality and drainage district puts in new drainage and repairs the old, the newest product is a hard black plastic with connecting gaskets which doesn't rust out and works really well in our sugary sand.

The most recent and current projects the City is working on are: Whitney Lake, Lovers Lane, Avenue B Outfall, Swan Lake, Alana Lane, and the beginning of Humble Outfall project.

For the most part, the Railroad Track divides the community between the North and South areas. The North area drains either towards the bay (to the East), or via McCampbell Slough (to the North West). The McCampbell Slough is very shallow and almost flat. The water drains to the bay near Bayside, which is a very long way for water to travel. The South area drains mainly through the Avenue B Outfall, which is currently under construction for better

movement of water. There is still some water that makes it to what is known as the Humble Ditch on the South West side of town. Staff is currently working with Engineers to expand the Humble Outfall and the next step will be to replace drainage in the area of town between West Main and Waco and FM 1069 (Main Street) to Coach Emery Bellard. If the drainage in that area can be moved to the Humble Outfall, that is some relief from the Avenue B Outfall. Not matter where the water drains to, all of our drainage is going into the bay and can be affected by high tide.

Mayor Parker noted that these large drainage ditches are being improved as best they can; however, there are still pocket areas of town that have been developed without proper drainage. Citizens have complained to Council over the years that they don't appreciate having to build up their property to be 12" above the crown of the roadway; however, their developer moves the dirt to build their house up and then they have a mote around their home and difficulty getting in/out. The Building Department handles complaints on a regular basis of people frustrated because they want to bring in or remove dirt without a permit. Mr. Michael stated that as new people come to any area, they need to better educate themselves and look at the maps that show where the flooding occurs. Another good indicator is if there are trees; typically trees don't grow where there is standing water.

There was discussion of locating an area between 4th Street and 6th Street East of Avenue A to build a retention pond in order to relieve the flooding in that area of town.

Speaking from the Breenbriar Drive area of town were Randal (Randy) Filla, Virgil (Beau) Turner, and Calvin Carter. They stated that prior to the building of Country Oaks Subdivision on 8th Street, their property didn't flood. They also noted that due to the connections between the GJM Elementary located on Big Oak Street and the new Primary School on Achievement Blvd there is a lot of increased vehicle and foot traffic on Greenbriar Drive. Mr. Carter stated he is new to the area and this is his first home. He has talked to every neighbor and everyone is willing to do whatever it takes to make this better.

Mr. Michael stated he cannot confirm if the flooding is due to the new builds in the area or because this is a very Wet season for Ingleside, but there are things that can be done to relieve the flooding. Even the property owners who have lived in Aransas County all their lives are stating that this is the wettest they have seen in 30-40 years. However, it is not right for one property owner to affect other and needs to be reviewed.

Council Member Knippa agreed the City Fathers year ago picked a low area to build a community on and there have improvements over the years. But as any community grows, there are growing pains and drainage is one of them and "our water table is over the typical table at this point." He mentioned that Mr. Hughes who has property to the West of Greenbriar is willing to allow a retention pond to be built on his property to help relieve the neighbors of their flooding.

Council Member Perkins questioned if when a developer of a subdivision or an individual lot comes to the Building Department to get a permit, is there a way to force them to view and thereby acknowledge they are in a low area that may flood.

Other than speaking one-on-one with the individuals present at today's meeting to discuss their direct concerns there were no other items mentioned. Staff and Engineers agreed to stay after the meeting to work with these individuals directly.

5. Adjourn

There being no further business, the meeting was adjourned at 10:00 a.m.

ATTEST:


Kimberly Sampson Henry, City Secretary

APPROVED:


Mayor Ronnie Parker