

JOHN HULL
Coryell County Judge



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COUNTY COMMISSIONERS
JOHN CARLTON, PRECINCT 1
DON THOMPSON, PRECINCT 2
HY DAVIDSON, PRECINCT 3
KYLE PRUITT, PRECINCT 4

865-5911
GATESVILLE TEXAS 76528
THE STATE OF TEXAS
THE COUNTY OF CORYELL
AUGUST 14, 1995

The Commissioners' Court of Coryell County Convened at 9:00 a.m. with all members present.

Don Thompson moved to approve the minutes of meeting of the Court held in July. Kyle Pruitt seconded the motion and the court voted approval with no changes.

Upon a motion by Kyle Pruitt and a second by John Carlton the Court voted to approve minutes of the Historical Committee.

Randy Yows appeared before the court to submitted a Flood Plain Resolution for Coryell County. Action on the resolution was tabled until the August 28, 1995 meeting of the court, in order for the County Attorney Edwin Powell to review the resolution.

Melvin Hempel asked the court to review the Plat of the Sunset Estates Subdivision and approve the name change for that portion of Bluestem to Sunset Estates. John Carlton moved to approve the name change as submitted and Kyle Pruitt seconded the motion. The court voted in favor of the motion. County Attorney Edwin Powell advised that if there were other property owners affected by this change the court should request a written agreement.

Mr. and Mrs. Pat Snoddy appeared before the Court through their attorney Bob Salters. Mr. Salters explained that the records in the County Clerk's office had been researched and it appeared that the dedication of the road know as Miles Road dedicated on the 12th day of June, 1978, accepted on Order of the court signed by the County Judge Douglas H. Smith on December 26, 1978 was not a legal dedication. Mr. Salter told the court that the dedication presented by Mr. A.L. Miles could not be considered legal because the property was not owned by Mr. Miles. Mr. Salter presented the Court with his findings as recorded in the records of the records of Coryell County (copies are attached and recorded with the minutes of this meeting). Mr. Salter further requested the Court acknowledge the road is not a dedicated road and that the damage done by Precinct 1 road crews should be repaired by the County to the satisfaction of the Snoddy family. He further requested the Court award \$100.00 attorney fees to the property owners.

County Attorney Edwin Powell acknowledged that after a study of the documentation presented he agreed that it did not seem to be a proper dedication. John Carlton moved that the court officially declare the road described as Miles Road was not a proper dedication and the County make every effort to restore the property to the satisfaction of the property owners, which were declared to the Pat and Eunice Snoddy. Kyle Pruitt seconded the motion and the court voted in favor of the motion.

The Snoddy's requested the name of the road be changed to Plum Creek Lane as it had been previously known and the court agreed that this will be considered at the first meeting in October, 1995.

Bud Duvall appeared before the court in regard to CR181. Mr. Duvall explained a disagreement he had with L.Z. Edwards regarding the road and a reported locked gate on that road. County Attorney Edwin Powell reported to the Court that he would contact Mr. Edwards and advise him that locked gates were not permissible on County Roads. The Court took no action in regard to this matter.

Bee House Hunting Club appeared before the Court to request a \$400.00 monthly donation from the court to help control predators in the Western part of the County. Property owners who had supported this effort since 1979 expressed the need for some assistance from the County..

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August 28, 1995

The Commissioner's Court convened at 9:00 a.m. with all members present.

Clay Davis appeared before the court to discuss the condition of the Old River road. He offered suggestions to County Commissioner Hiram Davidson about ways to maintain the road without disturbing the natural beauty of the road.

Felix (Punk) Morris appeared before the Court to ask for maintenance on the road. Mr. Morris stated that he owns and operates farm land on each side of the road. He said he needs to be able to move equipment up and down the road to conduct business.

Commissioner Davidson stated that he would maintain the road in the same manner he does other county roads if the County Attorney could get the Attorney General's office to give him permission to do so. No action was taken by the Court. County Attorney Edwin Powell stated that he would check the matter.

Randy Yows submitted a Flood Plain Resolution to the Court for approval. Upon a motion by John Carlton and a second by Don Thompson the Court approved the Resolution.

The Senior Center of Gatesville submitted a request for an increase in the money the court donates each year. Kyle Pruitt entered a motion to increase the County donation to the Senior Centers in Gatesville and Copperas Cove by \$25.00 monthly, for each center. John Carlton gave the motion a second and the court voted in favor of the motion.

Upon a motion by Don Thompson and a second by Kyle Pruitt the court voted to appoint Billy Vaden and County Fire Marshall.

Clarence Baker appeared before the court to request the roads in Levita be closed or totally opened and maintained by County. Mike Michael explained to the court that the people in that area were happy with the roads as they are.

County Attorney Edwin Powell explained the road closing procedure to Mr. Baker. Mr. Powell advised Mr. Baker to put posting in the courthouse and each end of the road. The court can vote on the closing twenty days after the posting. Mr. Powell advised the court that if one or more property owners oppose closing the road the court should not close it.

The Court entered Executive Session to discuss land purchases.
The Court returned to open meeting. No action resulted from the executive session.

Don Thompson moved that the court pay the bills presented by the auditor for payment. John Carlton seconded the motion and the court voted in favor of the motion.

Kyle Pruitt moved to adjourn and Don Thompson seconded the motion with the court voting to adjourn.


John Hull, County Judge


Attest: Barbara Simpson, County Clerk

Edwin Powell: County Attorney
Ben Roberts: County Auditor

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Coryell County

A reminder from the Coryell County Floodplain Administrator:
Most homeowners insurance policies do not offer protection against flood damage.

Flood insurance is available through the federal government's *National Flood Insurance Program (NFIP)*, which is administered by the Federal Insurance Administration, a part of the Federal Emergency Management Agency. Flood insurance can be purchased through any licensed property/casualty insurance agent or through many private insurance companies that are now writing flood insurance under arrangements with the Federal Insurance Administration.

Flood insurance is required by law. Congress passed the Flood Disaster Protection Act of 1973, mandating that all federally-insured or regulated lenders require flood insurance for mortgages and other loans on buildings and manufactured (mobile) homes located in **Special Flood Hazard Areas**.

Flood insurance is available for buildings in communities that have agreed to adopt and enforce sound floodplain management practices.

Contents of insurable, fully enclosed buildings may be covered by a separate policy, making flood insurance available to renters, too.

Coryell County participates in the National Flood Insurance Program and has adopted a revised floodplain ordinance and established a floodplain management program.

In all **Special Flood Hazard Areas** the applicable provisions include but are not limited to the following:

- On-site waste disposal systems (septic tanks) must be located to avoid impairment to them or contamination from them during flooding.
- All new construction and substantial improvements of residential structures must have the lowest floor, including basement, elevated to or above the base flood elevation.
- All mobile homes shall be anchored to prevent flotation, collapse, and lateral movement and must be elevated above the base flood elevation (see *Manufactured Home Installation in Flood Hazard Areas* published by FEMA).
- All non-residential structures (for example storage buildings, carports, propane tanks, water tanks, etc.) must also be elevated, secured with tiedowns and/or otherwise floodproofed.

Check with your

Floodplain Administrator

for additional information at
PO Box 142 113 N. 7th St.
Gatesville, Texas 76528
817-865-2354
FAX 817-865-1280



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FLOODPLAIN DEVELOPMENT PERMIT Coryell County , Texas

Date _____

Permit Number _____

Owner	Name _____
	Address _____
	City _____ Texas Zip _____
	Home Telephone () _____
	Message Telephone () _____

Contractor	Contact Name _____
	Company Name _____
	Local Address _____
	Local Telephone () _____ Pager () _____
	Permanent Address _____
	City _____ State _____ Zip _____

Site	Physical Location _____
	Subdivision _____ Lot # _____ Block # _____
	Ground Elevation _____ Survey _____ Abstract# _____

Type of Development	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Fill <input type="checkbox"/> Other _____
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential (Specify) _____ <input type="checkbox"/> Other _____
	<input type="checkbox"/> Home <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Storage Shed <input type="checkbox"/> Multi-family Residence
	<input type="checkbox"/> Commercial (Name & Type) _____
	Type of Foundation (Specify) _____ Drinking Water Source _____
	Sewage: <input type="checkbox"/> Municipal <input type="checkbox"/> Septic
	Brief Description of Work _____



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Costs	Land Improvements Cost _____
	Structural Improvements Cost _____
	Total Improvement Cost _____
	Appraised Land Value (before) _____
	Year Appraisal Conducted _____
	Existing Structure Market Value _____

Timeframe	Date to Begin Construction _____
	Date for foundation to be completed _____
	Estimated date of completion _____

Attachments	<input type="checkbox"/> 8X10 copy of flood map	<input type="checkbox"/> Septic tank permit (if applicable)
	<input type="checkbox"/> Site plans with elevations	<input type="checkbox"/> Electrical Permit (if applicable)
	<input type="checkbox"/> Foundation plans with elevations	<input type="checkbox"/> Plumbing Permit (if applicable)
	<input type="checkbox"/> Map to site	<input type="checkbox"/> Wetlands Permit (if applicable)
	<input type="checkbox"/> Fee	

I certify that the information shown on this application is accurate and true. I realize that I may need to provide more information and documentation on the costs or other items if needed. I understand that I am not to begin development until the development permit has been issued or I will be in violation of the community's regulations and may be punishable by fine.

Owner's Signature _____ Date _____



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STATE OF TEXAS 1
COUNTY OF Coryell

WHEREAS, the County of Coryell wishes to establish eligibility to the National Flood Insurance Program and in order to do so must meet the minimum requirements of Section 60.3(b) of the Program Regulations as published by the Federal Emergency Management Agency; and

WHEREAS, under Subchapter I, Section 16.315 of the Texas Water Code, all political subdivisions are authorized to take all necessary and reasonable actions to comply with the requirements and criteria of the National Flood Insurance Program;

NOW, THEREFORE, the following measures shall be enacted within the unincorporated areas of Coryell County:

SECTION 1 - DESIGNATION OF COUNTY FLOODPLAIN ADMINISTRATOR

For purposes of this Court Order, the County Judge and/or his designated assistant shall act as the County Floodplain Administrator with assistance from the County Commissioners and any other County departments or committees as may be deemed necessary.

SECTION 2 - BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD

Areas of special flood hazard are identified on Flood Hazard Boundary Maps published by the Federal Emergency Management Agency for Coryell County/ unincorporated areas, Community # 480768, and dated Sept. 30, 1981. These maps and any revisions or new publications are hereby adopted by reference and declared to be a part of this Court Order.

SECTION 3 - LANDS TO WHICH THIS COURT ORDER APPLIES

This Court Order applies to all land areas subject to flooding as identified on maps referenced in SECTION 2. Maps may be viewed in the Office of the County Judge, County Precinct offices, and other County departments. Banks and other lending agencies, insurance agencies, and building material supply houses located in the County will have maps for public viewing.

SECTION 4 - PERMIT APPLICATION REQUIREMENTS

No person shall erect, construct, enlarge, alter, repair, improve, move or demolish any building or structure located in the identified floodplain without first submitting a permit application to the County Administrator and obtaining authorization to proceed with the proposed activity.

No man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations shall be commenced within the identified floodplain until a permit application is submitted and authorization is obtained to proceed.

No mobile home shall be placed on improved or unimproved real estate within the identified floodplain without first submitting a permit application and obtaining authorization to proceed.

SECTION 5 - PERMIT APPLICATION REVIEW

The County Administrator shall review all permit applications and subdivision proposals to determine whether proposed building sites will be reasonably safe from flooding.

The County Administrator shall review all permit applications and subdivision proposals to determine whether the designated activity is proposed within the 100-year floodplain of the County.

The County Administrator shall review all permit applications to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972.

The County Administrator shall notify adjacent communities and the Texas Department of Water Resources prior to any alteration or relocation of a watercourse, and submit copies of such notification to the Federal Emergency Management Agency.

The County Administrator shall assure that the flood carrying capacity within the altered or relocated portion of any Watercourse is maintained.

SECTION 6 - ISSUANCE OF PERMITS

After reviewing the application, the County Administrator shall require any additional measures which are necessary to meet the minimum requirements of this Court Order. If a proposed activity is not within the identified floodplain, then no permit is required and authorization can be given to proceed.

For permit requirements, the County Administrator shall obtain and reasonably utilize any base flood elevation data available from a Federal, State, or other source until such data has been provided by the Federal Emergency Management Agency.

SECTION 7 - PERMIT REQUIREMENTS

GENERAL STANDARDS -

In all areas of special flood hazard, the following provisions are required:

- a. All new construction and substantial improvements shall be anchored to prevent floatation, collapse, or lateral movement;
- b. All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- c. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- d. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- e. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- f. On-site waste disposal systems (septic tanks) shall be located to avoid impairment to them or contamination from them during flooding.

SPECIFIC STANDARDS -

In all areas, base flood elevation shall be obtained and the following additional provisions shall be required:

- a. All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to or above base flood elevation;
- b. All new construction and substantial improvements of non-residential structures shall have the lowest floor, including basement, elevated or floodproofed up to or above the base flood level.

SECTION 8 - MOBILE HOME REQUIREMENTS

In all areas of special flood hazard, the following provisions are required:

- a. All mobile homes shall be anchored to prevent floatation, collapse, and lateral movement by providing over-the-top ties and frame ties to ground anchors or other anchoring techniques in accordance with FEMA's manual on "Manufactured Home Installation in Flood Hazard Areas";
- b. Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations and mobile homes less than 50 feet long requiring one additional tie;
- c. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional per side;
- d. All components of the anchoring system be capable of carrying a force of 4,800 pounds;
- e. Any additions to the mobile home be similarly anchored;
- f. To meet the requirement of elevating mobile homes so that the lowest floor is at or above base flood elevation, mobile homes must be elevated on fill or a specified piling system.

SECTION 9 - STANDARDS FOR SUBDIVISION PROPOSALS

If a subdivision proposal is in the identified floodplain, the following provisions are required:

- a. All such proposals are consistent with the need to minimize flood damage within the flood prone area;
- b. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
- c. Adequate drainage shall be provided to reduce exposure to floods;

- d. All subdivisions and other proposed new developments greater than 50 lots or 5 acres, whichever is the lesser, shall include base flood elevation data within such proposals. Plats will have the 100-year floodplain clearly delineated, and minimum slab elevations will be given for each lot within the floodplain.

SECTION 10 - PERMIT COMPLIANCE CERTIFICATION

When a permit is issued for developments within the identified floodplain, the following certifications of compliance may be required:

- a. A certification from a registered professional engineer, architect, or land surveyor, of the elevation of the finished first floor, including basement, in relation to feet mean sea level.
- b. If a structure has been floodproofed, a registered professional engineer must certify the elevation to which the structure was floodproofed and that the floodproofing measures utilized are adequate to provide the required protection.
- c. A certificate of permit compliance from the permit grantee stating that all of the permit requirements have been met.

SECTION 11 - FORMS AND FEES

The County Commissioners and the County Administrator will promulgate forms and establish fees as may be required for the proper administration of this Court Order.

SECTION 12 - ENFORCEMENT : PENALTIES

Any violation of this Court Order is a class C misdemeanor. Each day a violation occurs is a separate offense. The Commissioner's Court may file suite for injunctive relief or civil penalties or both for any violation or threatened violation of this Court Order.

SECTION 13 - DEFINITIONS

Unless specifically defined below, words or phrases used in this document shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this document its most reasonable application:

- "Base Flood" means the flood having a one percent chance of being equalled or exceeded in any given year.
- "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.
- "Flood" means a general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) the overflow of inland or tidal waters.
 - (2) the unusual and rapid accumulation or runoff of surface waters from any source.
- "Floodplain" or "Flood Prone Area" means any land area susceptible to being inundated by water from any source.
- "Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- "Habitable Floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage is not a "habitable floor".
- "Mobile Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.
- "Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.
- "Riverline" means relating to, formed by, or resembling a river, stream or brook.
- "Structure" means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a mobile home.

"Substantial Improvement" means any repair, reconstruction, or improvement of the structure, the cost of which equals or exceeds 50% of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. The term does not include either (1) any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

ADOPTED THIS 28 DAY OF August, 1995.

John Hull	County Judge
John Carlton	Commissioner, Precinct 1
Don Thompson	Commissioner, Precinct 2
Hiram Davidson	Commissioner, Precinct 3
Kyle Pruitt	Commissioner, Precinct 4

