



## **Regional Mitigation Program**

Texas General Land Office  
Community Development & Revitalization

City of Gonzales  
2022-100485-RMP

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# Regional Mitigation Program Application

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# General

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## Applicant Information

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Applicant: City of Gonzales

County: Gonzales

Program: Regional Mitigation Program: GCRPC - State MID

COG: Golden Crescent Regional Planning Commission (GCRPC)

Phone Number: (830) 672-2815

Address: 820 St. Joseph Street, Gonzales, Texas 78629

Website: [www.gonzales.texas.gov](http://www.gonzales.texas.gov)

Employer Identification Number (EIN): 746001001

Taxpayer Identification Numbers (TIN): 746001001

UEI (Unique Entity Identifier): GNFCLDMG4JN7

Data Universal Numbering System (DUNS): 093785400

SAM.gov Registration Expiration Date: 11/30/2023

Is the applicant an eligible subrecipient applying in conjunction with or on behalf of another entity (non-city) within the county? No

How much funding was the applicant allocated by the approved COG MOD? \$2,999,400.00

Is the applicant participating in the National Flood Insurance Program? Yes

Fiscal Year End Date (Month): September

Fiscal Year End Date (Day): 30

## Application Contacts

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Contact Role	Organization	First Name	Last Name	Title	Phone	Email
Primary Contact	City of Gonzales	Laura	Zella	Finance Director	(830) 672-2815	lzella@gonzales.texas.gov
Grant Administrator	JET Development LLC	Janay	Tieken	Grant Administrator	(940) 391-9363	janay@jetdevelopmentllc.com

Contact Role	Organization	First Name	Last Name	Title	Phone	Email
Engineer	Doucet and Associates	Keith	Schauer	Engineer	(512) 583-2672	kschauer@doucetengineers.com
Authorized Representative	City of Gonzales	Tim	Crow	City Manager	(830) 672-2815	tcrow@gonzales.texas.gov
Chief Elected Official	City of Gonzales	Steven	Sucher	Mayor	(830) 672-2815	ssucher@gonzales.texas.gov

## SF-424 Questions

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Applicant Type: City or Township Government

Application Title: City of Gonzales Flood and Drainage Project

Is the applicant delinquent on any federal debt? No

# Activities

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## Activity

DRGR Activity	Planned Budget Amount
Flood and Drainage Facilities	\$2,999,400.00

## Project

Project Site Title	Street Address
Tinsley Creek Detention Ponds - Area 1	Intersection of Stieren and Seydler Street

## Budget Line Summary

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Total Engineering over Total Construction: 14.98%

Total Admin + Environmental over Total Amount Requested: 3.33%

Allowable Fee Percentage Cap for Admin + Environmental: 8%

Program Budget Code	Planned/Requested Amount
Construction	\$2,521,625.00
Planning	\$0.00
Acquisition	\$0.00
Environmental	\$35,000.00
Special Environmental	\$0.00
Grant Administration	\$65,000.00
Engineering	\$377,775.00

# Duplication of Benefits

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## FEMA Coverage

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Did you receive any FEMA funding? No

Do you anticipate any FEMA funding? No

Was the proposed project eligible for FEMA? No

Is the budget in this application funding for the nonfederal share of a FEMA project? No

If yes, have funds been awarded?

If FEMA funds were received, explain why funds are needed above and beyond the FEMA funding:

## Insurance Coverage

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Did the applicant have insurance coverage on the proposed project? No

Name of Insurance Company:

Amount claimed/received for the project:

If a claim was not filed, please explain below:

Explain why funds are required above and beyond the insurance funding:

## Other Funding

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Has the applicant submitted a request to fund a part of or the whole project described in the application? No

Are local or other funds available to address the proposed project in whole or in part?

Have any other state and/or federal agencies been contacted concerning funding for the proposed project? No

Disclose source(s) and use(s) of non-CDBG-MIT funds (Each row is a funding source):

# Fair Housing

What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing? The City of Gonzales held a Public Hearing on September 14, 2023, in order to receive public comment from potentially impacted residents. The public hearing notice was posted for 15 days prior to the hearing, on the City's website and at City Hall. Notice of the Public Hearing was sent to the Gonzales Housing Authority, along with information on Section 3 contracting opportunities for this project.

What are the identified protected classes, racially and ethnically concentrated areas, and concentrated areas of poverty that may be impacted by this project? Block Group 3, Census Tract 3 is contiguous with the project area. This area has a LMI % of 46.76%. Block Group 2, Census Tract 4 is also contiguous with the project area. This area has an LMI % of 54.9%.

Of the 7,517 residents, 1,148 are over the age of 65. In addition, of the 2,719 households, 1,032 households primarily speak Spanish.

Provide a meaningful analysis that describes how these identified populations may be impacted by this project. There is a racially and ethnically concentrated area of poverty to the north of the project area, for which this project will relieve the risk of flooding.

For each fair housing activity, provide a name and status. If the activity is Completed, enter the Date Initiated. If the activity is Planned, enter the To Be Completed By date:

Item	Name	Status	Date Initiated	To be completed by
Fair Housing Activity 1	Fair Housing Proclamation	Completed	4/13/2023	4/13/2023
Fair Housing Activity 2				
Fair Housing Activity 3				
Fair Housing Activity 4				



# Procurement

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Have services been procured for Engineering, Grant Administration, or Environmental Services? Yes

Are there any persons/entities with a reportable financial interest to disclose? Yes

Vendor Type	TIGR: Procurement Status	Vendor Name	Contact Phone	Contact Email
Environmental	Procured Later			
Grant Administration	Procured	JET Development	(940) 391-9363	janay@jetdevelopmentllc.com
Engineering	Procured	Doucet and Associates	(512) 583-2672	kschauer@doucetengineers.com

# Documents

Document Type	File Attachment (Text)
Cost Benefit Analysis Documentation	bmp-dry-detention-ponds.pdf
Scope of work information, maps, and other applicable documentation for each Local effort identified	Gonzales County Hazard Mitigation Plan 2018.pdf
CDBG-MIT - Budget Justification of Retail Costs form (completed, signed, and sealed by a professional engineer or architect licensed to work in the State of Texas)	CityofGonzales_budget-justification-of-retail-costs_MIT Detention Ponds Area 2 signed.pdf
CDBG-MIT - Budget Justification of Retail Costs form (completed, signed, and sealed by a professional engineer or architect licensed to work in the State of Texas)	CityofGonzales_budget-justification-of-retail-costs_MIT Detention Ponds Area 1 signed.pdf
LMISD data and/or CDBG-MIT Survey documentation	LMISD Data.xlsx
Financial Interest Reports	s2-financial-interest-report_grantadministrator.pdf
Financial Interest Reports	s2-financial-interest-report_engineer.pdf
Environmental Exempt Form for planning and administrative activities	Part-58-Exempt-CENST.pdf
Race/Ethnicity/Gender Calculator	Race Ethnicity Calculator.xlsx
DP05 (ACS 5-year estimate)	ACSDP5Y2019.DP05-2023-09-21T043742.xlsx
Supporting census tract/block group or other beneficiary data maps	LMI Map.docx
Maps indicating latitude and longitude for proposed locations	Tinsley Creek Location Map rev2.pdf
Signed Applicant Certifications	local-certification-form.pdf
Fair Housing Activity information	April 2023 - Fair Housing Month.pdf
CDBG Mitigation Viewer Export	LMI Map.docx
SF-424 (completed and signed)	sf424.pdf
Single Audit or Annual Financial Statement	City of Gonzales, Texas ACFR YE 9-30-22.pdf
Current Printout of SAM.gov Registration	EntityInformation-20230702-051306.pdf

# Flood and Drainage Project - Area 1

# Project Info

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## Project Information

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DRGR Activity: Flood and Drainage Facilities

Project Type: Flood and Drainage

Project Title: Flood and Drainage Project - Area 1

Does this project include replacement or relocation of a facility (i.e., lift station, water treatment plant, etc.)? **No**

Provide a detailed description of the scope of work proposed. For proposed work involving a length of road, ditch, channel, etc., report the scope of the project in linear feet (lf): **Project Description**

Due to increase in development and changing weather patterns, the City of Gonzales as seen an increase in flood intensity on Tinsley Creek. In order to mitigate and reduce the frequency of flooding, the city is proposing to install one large detention basin on properties north of US 90-A, and one smaller pond on property south of US 90-A.. This CDBG MOD Grant will be used to perform a detailed study of the watershed, design the detention facilities to aid in reducing flood frequency within the lower two thirds of the watershed, and identify additional locations for future ponds that would benefit this effort. In addition, this grant will be used to construct the initial ponds which are anticipated to be located north and east of Stieren Road and between the TXGN Railroad and Johnson and Kleine Streets as shown in the attached exhibits. The lower two thirds of Tinsley Creek impacts primarily low to moderate income families, Lions Park and multiple businesses.

The proposed initial detention facility is anticipated to be located at or near the location that Tinsley Creek flows under Stieren Road. This facility as contemplated would impact portions of three properties. The properties are owned by the Gonzales Independent School District (GISD), Mark Ploeger and CWM Land Holdings. All of the owners have been contacted and discussion are proceeding pending the outcome of the detailed drainage study to confirm the function of the ponds at this location and the exact impacts to the properties. MOU s are anticipated to be signed on these properties before the end of 2023.

The second detention facility is proposed to be located on property owned by BYK. Discussions are on going with management of BYK, and it is anticipated that an MOU could be approved by the end of 2023.

Based on preliminary conceptual design as illustrated in the attached exhibits, the pond on the north and west of Stieren Road would include an 8 to 10 acre wet pond, inundate up to 20 acres of land and contain approximately 120 acre feet of detention volume. In addition, a pond would be created on the east side of Sieren Road on approximately 12 acres owned by GISD. This pond would be connected hydraulically through a culvert under Stieren Road to the westerly pond and would contain an additional 36 acre feet of volume. This pond would be usable by the school district most of the time and could be designed to be multifunctional by creating an area

that would ultimately include playgrounds, practice fields and intramural sports facilities. The BYK pond would utilize approximately 16 acres of land and contains around 80 acre feet of volume.

Almost 1600 acres of land drains to St. Andrew Street via Tinsley Creek. Neighborhoods directly north of St. Andrew Street along Johnson Street experience significant flooding as well as many neighborhoods south of St. Andrew Street as Tinsley Creek finds its way to St Vincent Street. The proposed detention facility will capture approximately 550 acres at the upper end of this drainage basin and help to slow and reduce the rate of runoff from this area to allow the lower portions of the watershed to drain before drainage from the upper portion impacts these areas.

This CDBG MOD Grant will aid the City of Gonzales in developing a detailed drainage study of Tinsley Creek, performing boundary and topographic surveys of the areas proposed for detention facilities, designing and preparing construction documents for the proposed detention facilities, and bidding and constructing these detention facilities. Reducing the frequency and intensity of flooding on Tinsley Creek is a high priority for the City of Gonzales and this grant will provide the opportunity for the city to make significant strides towards this goal.

Site: Project Site Title	Site: Street Address
Tinsley Creek Detention Ponds - Area 1	Intersection of Stieren and Seydler Street

Describe a plan for the long-term funding and management of the operations and maintenance of the project: **The City will monitor the detention ponds to ensure that they remain clear of debris. The annual cost is expected to be \$10,000 and will be provided by the City of Gonzales.**

Total proposed number of linear feet:

Total number of proposed public facilities: **2**

Project Phase	Start Date	End Date	Length (in months)
Contract Closeout	8/1/2026	10/1/2026	2
Construction NTP	5/1/2025	6/1/2025	1
Submit As-Builts/COCC/FWCR	6/1/2026	8/1/2026	2
Construction	5/15/2025	5/15/2026	12
Contract Award	3/31/2025	4/30/2025	1
Bid Advertisement	1/2/2025	2/2/2025	1
Acquisition	1/1/2000	1/1/2000	0
Environmental Review	1/2/2024	1/2/2025	12
Engineering Design	11/1/2023	11/1/2024	12
Start-Up Documentation	4/1/2023	11/1/2023	7



# National Objective

## National Objective

Provide Total Number of Beneficiaries: 2,682

Provide number of LMI Beneficiaries 1,664

Percentage of LMI Beneficiaries: 62.04%

Is that applicant a HUD Exception Grantee? Yes

Census Tract	Block Group List (Text)
	3 Group 1 ; Group 3 ; Group 4

Male: 1,247

Female: 1,435

Total: 2,682

Race	Hispanic Population	Non-Hispanic Population	Total Population
White	807	858	1,665
Some Other Race	644	0	644
Black African American	0	295	295
Asian	0	18	18
American Indian/Alaskan Native/White	8	3	11
American Indian/Alaskan Native	6	10	16
Other Multi-Racial	26	7	33
Native Hawaiian / Other Pacific Islander	0	0	0
Black African American/White	0	0	0
Asian/White	0	0	0
American Indian/Alaskan	0	0	0

Race	Hispanic Population	Non-Hispanic Population	Total Population
Native/Black African American			

Which HUD national objective does the project meet? **LMI**

Describe activities that benefit low- and moderate-income people: **Flood and drainage activities to benefit to low to moderate income**

Method(s) used to determine the beneficiaries: **LMI Area Benefit**

What method was used for Beneficiary Identification? **Census (HUD LMISD)**

Provide a brief description of the beneficiary identification method used to determine this national objective and upload supporting beneficiary maps, census data, and/or survey documents: **The project will benefit all of the persons within a Census Tract 3, Block Groups 1, 3, and 4. The historical flooding patterns of Tinsley Creek adversely affect residents in these areas. The low-mod average of the area is 62.04%**

**Only Census-based information has been used to document the LMI beneficiaries of the project because the low mod beneficiaries are 62.04% of the residents in the three block groups helped by the project.**

U.S. Congressional District #: **27**

Texas Representative District #: **44**

Texas Senate District #: **18**



# Environmental

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What is the current status of the project? **Not yet begun**

Will the assistance requested have any negative impact(s) or effect(s) on the environment? **No**

Is the proposed project likely to require an archaeological assessment? **No**

Is the proposed site(s) listed on the National Register of Historic Places? **Yes**

Is the project in a designated floodway or coastal high hazard area? **No**

Is the project in a designated special flood hazard area or a designated wetland? **No**

For projects in the 500 or 100-year floodplain: Does your project involve a critical action as defined in 24CFR55.2(b)(3)?

Is any project site located in a known critical habitat for endangered species? **No**

Is any project site a known hazardous site? **No**

Is any project site located on federal lands or at a federal installation? **No**

Is any project site subject to or participating in Fixing America's Surface Transportation Act (FAST-41) (P.L. 114-94)? **No**

What level of environmental review is likely needed for this project? **Environmental Assessment**

Provide any additional detail or information relevant to Environmental Review: **The project will require an Environmental Assessment**

Provide a brief narrative regarding how CDBG-MIT funding is to be used. Demonstrate that HUD CDBG environmental requirements have been met to date:

# Permits

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Does the project require any federal, state, or other permits, approvals, or waivers to complete the proposed work? **No**

If yes, describe the type and purpose of each permit and its association with the proposed project. Provide a copy of each permit already executed:

Does the project require any type of ratified, legally binding agreement between the applicant and any other entity to provide continual operation upon completion? **No**

If yes, describe the type and purpose of each agreement and its association with the proposed project. Provide a copy of each agreement already executed or drafted:

For sewer and/or water facilities projects, does the applicant currently hold the Certificate of Convenience and Necessity (CCN) for the target area proposed in the application? (If not a sewer and/or water facilities project, please choose N/A): **N/A**

# Budget Activity Lines

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Program Budget Code	Planned/Requested Amount	Planned Other Funds Amount	Total	Percent of Total
Construction	\$2,521,625.00	\$0.00	\$2,521,625.00	84.1%
Planning	\$0.00	\$0.00	\$0.00	0%
Acquisition	\$0.00	\$0.00	\$0.00	0%
Environmental	\$35,000.00	\$0.00	\$35,000.00	1.2%
Special Environmental	\$0.00	\$0.00	\$0.00	0%
Grant Administration	\$65,000.00	\$0.00	\$65,000.00	2.2%
Engineering	\$377,775.00	\$0.00	\$377,775.00	12.6%

# Mitigation

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Identify the specific risk the proposed project will mitigate against: **Riverine Flooding**

Describe as to how the proposed project addresses/mitigates against the current and future risks identified: **Almost 1600 acres of land drains to St. Andrew Street via Tinsley Creek. Neighborhoods directly north of St. Andrew Street along Johnson Street experience significant flooding as well as many neighborhoods south of St. Andrew Street as Tinsley Creek finds its way to St Vincent Street. The proposed detention facility will capture approximately 550 acres at the upper end of this drainage basin and help to slow and reduce the rate of runoff from this area to allow the lower portions of the watershed to drain before drainage from the upper portion impacts these areas.**

Provide information about how the proposed mitigation efforts integrate into the community's emergency and resiliency plans: **This CDBG MOD Grant will aid the City of Gonzales in developing a detailed drainage study of Tinsley Creek, performing boundary and topographic surveys of the areas proposed for detention facilities, designing and preparing construction documents for the proposed detention facilities, and bidding and constructing these detention facilities. Reducing the frequency and intensity of flooding on Tinsley Creek is a high priority for the City of Gonzales and this grant will provide the opportunity for the city to make significant strides towards this goal.**

In the space provided, list documentation provided to support the identification of the threat or hazard and how it relates to potential impact: **The documentation provided is the Gonzales County Hazard Mitigation Plan.**

Provide a brief description of how the proposed project addresses an integrated approach to mitigation: **The proposed detention ponds will protect the homes most likely to flood in a heavy rain event. As in most communities, lower income residents settled primarily in the less desirable areas more prone to flooding. This project protects against that and furthers fair housing and economic justice. The project also protects that rail line which is an economic driver for the City of Gonzales.**

Considering the local evaluation of hazard risks, responsible floodplain management, future extreme weather/natural disaster events, and long-term risks, describe how the proposed project promotes sustainable community resilience: **An analysis of the various flood stages of Tinsley Creek has been performed. At 43 feet (major flood stage), will close US 183, SH 97, and FM 108 as runoff from Tinsley Creek in Gonzales adds to the Guadalupe River backwater, causing flooding of the lowest homes near the creek. Secondary roads and streets near the river would also flood and be dangerous to motorists.**

**At 45 feet, the river flow reaches the floor of the old power plant and to the slab of the electric plant. Water is several feet deep in the baseball park and concession buildings in Independence Park. Flooding is several miles wide in the flood plain just northwest of Gonzales. Flow approaches lower homes in the Tinsley Creek flood plain in Gonzales as the Guadalupe River backs up. Any flow down Tinsley Creek over the backflow can flood homes.**

**At 48 feet, the flow passes through the windows of the old power plant. All highways into town are flooded except Highway 97 north. Nearly all Independence Park is under several feet of**

water. The floodplain northwest of Gonzales below the Guadalupe-San Marcos Rivers confluence is several miles wide. The lowest homes along miles of Tinsley Creek are flooded as the Guadalupe River backs into it. This project captures the riverine flood waters so that the homes surrounding the river do not flood during heavy rain events.

Describe how the proposed project is consistent with local and regional planning efforts to effect disaster mitigation: The riverine flooding which occurs during heavy rain events is identified in the Gonzales County Hazard Mitigation Plan as the highest threat. Other projects are upgrading aging infrastructure that was overwhelmed during Hurricane Harvey. Projects will include but aren't limited to replacing box culvert bridges, replacing box culvert bridges with clear-span bridges, and relocating utilities within the stream bed. The detention ponds that are proposed in this project further deters the flooding of Tinsley Creek during heavy rain events

Was a cost-benefit analysis used in the selection of the proposed project? **Yes**

Describe how the proposed project impacts vulnerable populations in the local community.: The proposed detention ponds will protect the homes most likely to flood in a heavy rain event. As in most communities, lower income residents settled primarily in the less desirable areas more prone to flooding. This project protects against that and furthers fair housing and economic justice.

Describe how the proposed project creates economic opportunities for the local community: The project also protects that rail line which is an economic driver for the City of Gonzales.

Does this project disproportionately impact vulnerable populations in the local community? **No**

Does the proposed project align with investments from other state or local capital improvements and infrastructure development efforts? **Yes**

Does the proposed project employ adaptable and reliable technology to guard against premature obsolescence? **Yes**

Describe the applicant's overall mitigation plan and how the project addressed in this application furthers that plan: The City of Gonzales flood damage prevention ordinance recognizes that flooding may occur outside of FEMA SFHAs and has an elevation requirement for construction within 1' of the centerline of a known but unmapped water course, including intermittent water courses.

The City's ordinance also requires 1' of freeboard or watertight construction to a minimum level of 1' above the base flood elevation for non-residential construction.

Regarding manufactured housing, in cases where flooding has previously caused substantial damages, there is also a freeboard requirement of 1' .

The City of Gonzales also controls construction in the floodplain through its subdivision ordinance. The ordinance outlines specific requirements that must be met before land located in a special flood hazard area may be subdivided.

In addition to its flood damage prevention ordinance, the City of Nixon controls development in the floodplain through a floodplain and floodway overlay district in its zoning ordinance. Among other restrictions and building requirements, the overlay prohibits construction of

Describe how the proposed project will contribute to the community's resiliency against future disasters as a result of these projects: As history has shown, heavy rain events and flooding are going to occur within the City of Gonzales. This project will work with other mitigation measures to protect the lives and property of some of Gonzales' most vulnerable residents.



**Flood and Drainage Project - Area 1 - Tinsley  
Creek Detention Ponds - Area 1**

# Project Site

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## Project Site

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Project Site Title: Tinsley Creek Detention Ponds - Area 1

Street Address: Intersection of Stieren and Seydler Street

Street Limits on Street: Stieren Street

From Street: Seydler Street

To Street: Stieren

Zip Code: 78629

City: Gonzales

County: Gonzales

State: Texas

Latitude:

Longitude:

Performance Measures: Public Facilities

Provide the proposed number of linear feet:

## Acquisition/Uniform Relocation Assistance

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Does the project require acquisition of property, purchase of easements, relocation, or any other activity requiring compliance with URA outside the listed waived activities? No

Has acquisition of the project site(s) been completed, in progress, or will need to be acquired?

Describe the type and purpose of all acquisitions (easements, real property, etc.) associated with the proposed project. For acquisitions "Previously Acquired" or "Acquisition in Progress," include the date of acquisition, detailed information and supporting documentation to ensure compliance with all URA, 42 U.S.C. 4601 et seq., and environmental review processes:

What is the planned number of parcels to be acquired?

What is the associated cost amount for this acquisition?