



Regional Mitigation Program

Texas General Land Office
Community Development & Revitalization

City of Todd Mission

2022-100233-RMP

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Regional Mitigation Program Application

General

Applicant Information

Applicant: City of Todd Mission

County: Grimes

Program: Regional Mitigation Program: BVCOG - State MID

COG: Brazos Valley Council of Governments (BVCOG)

Phone Number: (936) 894-3001

Address: 21718 Farm to Market Road 1774, Plantersville, Texas 77363

Website: <https://toddmisssiontx.gov/>

Employer Identification Number (EIN): 203068665

Taxpayer Identification Numbers (TIN): 203068665

UEI (Unique Entity Identifier): DCJ7RVDB14E5

Data Universal Numbering System (DUNS): 169533416

SAM.gov Registration Expiration Date: 5/1/2023

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? \$1,277,000.00

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

Fiscal Year End Date (Month): December

Fiscal Year End Date (Day): 31

Application Contacts

Contact Role	Organization	First Name	Last Name	Title	Phone	Email
Engineer	Bleyl Engineering	Steve	Duncan	Engineer	(979) 255-7800	sduncan@bleylengineering.com
Authorized Representative	City of Todd Mission	George	Coulam	Mayor	(936) 894-3001	gcoulam@ToddMissionTX.gov

Contact Role	Organization	First Name	Last Name	Title	Phone	Email
Primary Contact	City of Todd Mission	George	Coulam	Mayor	(936) 894-3001	gcoulam@ToddMissionTX.gov
Grant Administrator	Public Management, Inc.	Aron	Miller	Project Manager	(281) 592-0439	amiller@publicmgt.com
Chief Elected Official	City of Todd Mission	George	Coulam	Mayor	(936) 894-3001	gcoulam@ToddMissionTX.gov

SF-424 Questions

Applicant Type: City or Township Government

Application Title: Todd Mission Water Facilities Improvements

Is the applicant delinquent on any federal debt? No

Activities

Activity

DRGR Activity	Planned Budget Amount
Water Facilities	\$1,277,000.00

Project

Site: Project Site Title	Site: Street Address
Todd Mission Water Improvements	10280 Greenbriar Dr, Plantersville, TX 77363

Budget Line Summary

Total Engineering over Total Construction: 14.98%

Total Admin + Environmental over Total Amount Requested: 7.44%

Allowable Fee Percentage Cap for Admin + Environmental: 8%

Program Budget Code	Planned/Requested Amount
Planning	\$0.00
Acquisition	\$0.00
Special Environmental	\$0.00
Environmental	\$5,000.00
Grant Administration	\$90,000.00
Engineering	\$154,000.00
Construction	\$1,028,000.00

Duplication of Benefits

FEMA Coverage

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

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

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 has been working diligently to identify potential opportunities to harden and improve its infrastructure in preparation for future natural disasters. City staff and local leaders have identified this project as a priority because it addresses severe disaster mitigation problems in a part of the City that is historically devastated during major disaster events. Improvements in this area of the City will help further fair housing efforts by minimizing the risks homeowners and businesses would otherwise encumber from locating their home or business in an area at great risk of disasters. Building a new water facility will reduce the volume of pollutants and other contaminants that can be produced in waterways during major disaster events and will minimize the amount of money homeowners and businesses have to regularly spend on accessing safe drinking water.

What are the identified protected classes, racially and ethnically concentrated areas, and concentrated areas of poverty that may be impacted by this project? This project is located within a census block group of which nearly 50 percent of residents are classified as part of the low-to-moderate income classification. Approximately 869 residents have limited English proficiency, and over 33 percent of census block group residents are at least 65 years old. The block group benefiting from this project is located within a census tract of which 17 percent of residents have a disability. Approximately 22 percent of residents of this block group live in poverty and 0 percent are born outside of the United States. The majority of the residents in this block group are male.

Provide a meaningful analysis that describes how these identified populations may be impacted by this project. A new water plant is needed to serve the citizens and emergency response crews of the City of Todd Mission. In the event of a major disaster or the existing water supply is disrupted or contaminated, the new plant will be able to provide an alternative source of clean water that is not reliant on the existing infrastructure. Currently, the City has to depend on undersized facilities that do not have the capacity to operate during emergency situations and pose a threat to residents and emergency responders. The construction of the new water plant will include a water well, ground storage tank, booster pumps, pressure tank, related controls, and an emergency generator. This will help prevent shortages and ensure the population can access safe drinking water during disaster events. Therefore, the entire City of Todd Mission will benefit from this project.

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	Planned	1/1/2024	4/30/2024
Fair Housing Activity 2	Fair Housing Policy	Planned	1/1/2024	4/30/2024
Fair Housing Activity 3	Fair Housing Notice Publishing	Planned	1/1/2024	4/30/2024

Fair Housing Activity 4				
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Procurement

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
Grant Administration	Procured	Public Management, Inc.	(281) 592-0439	amiller@publicmgt.com
Environmental	Procured	Public Management, Inc.	(281) 592-0439	pwiltshire@publicmgt.com
Engineering	Procured	Bleyl Engineering	(979) 255-7800	sduncan@bleylengineering.com

Documents

Document Type	File Attachment (Text)
Certificate of Convenience and Necessity (CCN)	Project Map Layout.pdf
Maps indicating latitude and longitude for proposed locations	Coordinates Layout.pdf
LMISD data and/or CDBG-MIT Survey documentation	Section 3 Map.pdf
Supporting census tract/block group or other beneficiary data maps	Project Map Layout.pdf
Supporting census tract/block group or other beneficiary data maps	Section 3 Map.pdf
Supporting census tract/block group or other beneficiary data maps	Census Layout.pdf
Scope of work information, maps, and other applicable documentation for each Local effort identified	Picture #1.jpg
Scope of work information, maps, and other applicable documentation for each Local effort identified	Todd Mission explores public water expansion _ Navasota Examiner.pdf
CDBG Mitigation Viewer Export	Todd Mission Negative Features.pdf
Fair Housing Activity information	Todd Mission Positive Features.pdf
Professional Services documentation	GLO Procurement Checklist - ENG.pdf
Professional Services documentation	GLO Procurement Checklist - ADMIN.pdf
Financial Interest Reports	Bleyl FIR.pdf
CDBG Mitigation Viewer Export	Mitigation Viewer Export.pdf
Environmental Exempt Form for planning and administrative activities	Environmental Exemption - Executed.pdf
Race/Ethnicity/Gender Calculator	RE Calculator.pdf
DP05 (ACS 5-year estimate)	DP05.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)	Budget-Todd Mission Mit Mod 2023-0504.pdf
Current Printout of SAM.gov Registration	EntityInformation-20230123-102711.pdf
SF-424 (completed and signed)	424 Form (place holder).pdf
Financial Interest Reports	PMI - FIR.pdf
Signed Applicant Certifications	local-certification-form (place holder).pdf
Local Procurement Policies and Procedures	Procurement policy.pdf
Single Audit or Annual Financial Statement	2021 Audit.pdf

Document Type	File Attachment (Text)
Professional Services documentation	Procurement Packet ADMIN.pdf

Todd Mission Water Facilities Improvements

Project Info

Project Information

DRGR Activity: **Water Facilities**

Project Type: **Water Facilities**

Project Title: **Todd Mission Water Facilities Improvements**

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): **The proposed project is to construct a new water plant for the City. Construction will include a water well, ground storage tank, booster pumps, pressure tank, related controls and an emergency generator. This will ensure that the City has safe and reliable water service during a future disaster event.**

Site: Project Site Title	Site: Street Address
Todd Mission Water Improvements	10280 Greenbriar Dr, Plantersville, TX 77363

Describe a plan for the long-term funding and management of the operations and maintenance of the project: **The management of the operations and maintenance of the facility included in the proposed project are to be conducted by the City of Todd Mission. Therefore, the city s maintenance crew and staff will be trained and prepared for the upkeep-related tasks associated with this project.**

Total proposed number of linear feet:

Total number of proposed public facilities: **1**

Project Phase	Start Date	End Date	Length (in months)
Contract Closeout	2/1/2026	3/1/2026	1
Submit As-Builts/COCC/FWCR	1/1/2026	2/1/2026	1
Construction	7/1/2024	1/1/2026	18
Construction NTP	6/1/2024	7/1/2024	1
Contract Award	6/1/2024	7/1/2024	1
Bid Advertisement	5/1/2024	6/1/2024	1
Engineering Design	11/1/2023	5/1/2024	6
Acquisition	11/1/2023	12/1/2023	1

Project Phase	Start Date	End Date	Length (in months)
Environmental Review	11/1/2023	3/1/2024	4
Start-Up Documentation	11/1/2023	12/1/2023	1

National Objective

National Objective

Provide Total Number of Beneficiaries: 29

Provide number of LMI Beneficiaries 15

Percentage of LMI Beneficiaries: 51.72%

Is that applicant a HUD Exception Grantee? No

Census Tract	Block Group List (Text)
1,801	Group 1

Male: 15

Female: 14

Total: 29

Race	Hispanic Population	Non-Hispanic Population	Total Population
Black African American/White	0	0	0
Black African American	0	13	13
Asian	0	1	1
Asian/White	1	0	1
American Indian/Alaskan Native/White	0	0	0
White	6	6	12
Some Other Race	1	1	2
Other Multi-Racial	0	0	0
Native Hawaiian / Other Pacific Islander	0	0	0
American Indian/Alaskan Native/Black African American	0	0	0

Race	Hispanic Population	Non-Hispanic Population	Total Population
American Indian/Alaskan Native	0	0	0

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

Describe activities that benefit low- and moderate-income people: **Water Facilities Improvements**

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

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: **LMI Area Benefit (City-wide)**

U.S. Congressional District #: **10**

Texas Representative District #: **12**

Texas Senate District #: **18**

Environmental

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? **No**

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: **A preliminary environmental assessment has been conducted to determine ultimate impacts. All special environmental considerations will be closely evaluated once a contract is executed.**

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

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): **No**

Budget Activity Lines

Program Budget Code	Planned/Requested Amount	Planned Other Funds Amount	Total	Percent of Total
Planning	\$0.00	\$0.00	\$0.00	0%
Acquisition	\$0.00	\$0.00	\$0.00	0%
Special Environmental	\$0.00	\$0.00	\$0.00	0%
Environmental	\$5,000.00	\$0.00	\$5,000.00	0.4%
Grant Administration	\$90,000.00	\$0.00	\$90,000.00	7%
Engineering	\$154,000.00	\$0.00	\$154,000.00	12.1%
Construction	\$1,028,000.00	\$0.00	\$1,028,000.00	80.5%

Mitigation

Identify the specific risk the proposed project will mitigate against: **Storms**

Describe as to how the proposed project addresses/mitigates against the current and future risks identified: **A new water plant is needed to serve the citizens and emergency response crews of the City of Todd Mission. In the event that the City floods or the existing water supply is disrupted or contaminated, the new plant will be able to provide an alternative source of clean water that is not reliant on the existing infrastructure. Currently, the City has to depend on undersized facilities that do not have the capacity to operate during emergency situations and pose a threat to residents and emergency responders. The construction of the new water plant will include a water well, ground storage tank, booster pumps, pressure tank, related controls, and an emergency generator. This will help prevent shortages and ensure the population can access safe drinking water.**

Provide information about how the proposed mitigation efforts integrate into the community's emergency and resiliency plans: **The existing water facility is undersized for the City's growth and would not be able to provide an adequate volume of safe drinking water to residents and emergency responders during a disaster event.**

In the space provided, list documentation provided to support the identification of the threat or hazard and how it relates to potential impact: **1) Article #1 discusses the City's need for improved water infrastructure and their plans to reduce the impact of future flooding.**

2) Picture #1 shows flood waters that inundated the City during Hurricane Harvey

Provide a brief description of how the proposed project addresses an integrated approach to mitigation: **Following Hurricane Harvey, the City conducted initial recovery efforts and completed various infrastructure audits to determine additional needs. While a variety of needs were determined to still be present, the City identified that the proposed infrastructure improvements detailed within this application would serve the community most effectively. Where housing quality and availability is lacking it is typically associated with underdeveloped and inadequate infrastructure. Water facilities play a critical role within a community and the City is no exception. The environmental issues that impact the community will be addressed as needed to ensure a safe and healthy community moving forward. Taken together, the actions toward the development of the improved infrastructure detailed within this application provide a foundation of mitigation and inclusion that will ensure new infrastructure is well-planned and constructed. These efforts will ensure that the community will be more resilient to the damage caused by future natural disasters.**

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: **The project detailed within this application was derived from months of coordinated meetings between city representatives and the disaster mitigation consulting team. As part of the overall mitigation effort, the team developed an exhaustive list of critical projects that, if addressed, will greatly improve the resiliency of our community to the impacts of future disasters. The water facility improvements target the most densely populated regions of the City which is regularly impacted by severe**

weather events. These targeted improvements will become the catalyst to sustainable mitigation efforts and will incorporate revised design standards developed primarily to mitigate the impacts of future extreme storm events. Additionally, the Team has incorporated the most recent flood maps prepared by FEMA as well as NOAA's Atlas 14 point precipitation frequency data in the overall assessment of proposed projects and their impacts upon the community and the surrounding regions.

Describe how the proposed project is consistent with local and regional planning efforts to effect disaster mitigation: From the regional perspective the City is attempting to address issues related to their water facilities. These issues have a significant localized impact and one that will require focused efforts. The City identified the water facility improvements as the initial target area to mitigate local flood and contamination risks as well as address a portion of the regional issue. From the regional perspective, addressing the localized issues with the regional perspective in mind will ensure that the proposed improvements do not have negative corollary impacts.

Was a cost-benefit analysis used in the selection of the proposed project? No

Describe how the proposed project impacts vulnerable populations in the local community.: This project is addressing much-needed disaster mitigation improvements to local infrastructure in an area of town that is densely populated with old structures and beneficiaries that fall within the low-to-moderate income bracket. Improving the water infrastructure in this area will reduce the environmental risks residents face during natural disasters.

Describe how the proposed project creates economic opportunities for the local community: This project creates economic opportunities for the local community because it will reduce the risk businesses would otherwise face from potential storm threats. Without these improvements, the area will continue to have unsafe and unreliable water services and thus slow or deter economic development efforts in the area.

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: After Hurricane Harvey, the City began working with a highly qualified team of professional consultants that identified a need to improve its failing infrastructure and better regulate future construction, otherwise the same damages would continue occurring to houses, buildings, and infrastructure. Without improved water facilities, continued flooding and water pollution risks would encourage residential and commercial migration out of the City. Without improving water facilities, the City cannot protect residents, mitigate disasters, and make sustainable community decisions.

During the planning and development phase, City Officials developed a long-range approach to its recovery efforts. This approach considers three (3) main factors: 1) the health and safety of residents; 2) the viability and sustainability of the community; and 3) comprehensive mitigation measures that would protect the City and its residents from future storm events. The outcome of this planning and development phase identified the water facility improvements. The result of these findings caused the City to develop the project(s) outlined in this application, which has been identified as "Critical Infrastructure". It is believed that completing these improvements will

allow the City to move toward the effort of long-term recovery with the focus on addressing additional critical infrastructure that will positively impact the City's ability to attract and develop additional housing and sustainable infrastructure, which will have a revitalizing effect on growth and development.

Describe how the proposed project will contribute to the community's resiliency against future disasters as a result of these projects: **The project will provide the needed water facility improvements to recover from this disaster.** Continued disaster recovery efforts will allow for improved critical infrastructure and long-term recovery. Moreover, utilizing updated construction standards and building codes associated with this project will ensure that future disaster events will be mitigated.

**Todd Mission Water Facilities Improvements -
Todd Mission Water Improvements**

Project Site

Project Site

Project Site Title: Todd Mission Water Improvements

Street Address: 10280 Greenbriar Dr, Plantersville, TX 77363

Street Limits on Street: Greenbriar Dr.

From Street: Greenbriar Dr.

To Street: FM 1774

Zip Code: 77363

City: Plantersville

County: Grimes County

State: Texas

Latitude: 30.260844

Longitude: -95.830937

Performance Measures: Public Facilities

Provide the proposed number of linear feet:

Acquisition/Uniform Relocation Assistance

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?