

**DRAFT**

**Texas General Land Office  
CDBG-MIT Method of  
Distribution (MOD)  
Application  
from**

**City of Flatonia**

**DRAFT**

PUBLIC NOTICE

City of Flatonia

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

TEXAS GENERAL LAND OFFICE

2022 METHOD OF DISTRIBUTION (MOD) APPLICATION

December 13, 2023

The City of Flatonia is giving notice of the City's intent to submit a Community Development Block Grant Program Application(s) aimed at supporting community mitigation efforts to fund the construction of a new water well and make improvements to the water lines as part of a citywide project.

The total project allocation is \$3,022,400. This application is available for review on the City's website ([www.flatoniatx.us](http://www.flatoniatx.us)). Citizens are welcome to review this application for a 14-day public comment period and provide all public comments to Sonya Bishop via email at [manager@ci.flatonia.tx.us](mailto:manager@ci.flatonia.tx.us) or the City offices located at Flatonia City Hall, 125 E. South Main, Flatonia, Texas 78941, during regular business hours.

# Flatonia MIT MOD App

★ Water Plant # 3 - Water Well #13 Proposed Site

— Waterlines

**CTBG 9705.00: BGs 1, 2, 3**

□ Block Groups

**City of Flatonia - City-wide AoB (pop. 1,510)**

**LMI 59.9% / LMI pop. 905**

▨ LMI

▭ City Limits

**Fayette County**

▭ County

**8" Water Line Interconnect Site 1: 2,550 lf.**

Start: 29.72299,-97.11477

Center: 29.72032,-97.11313

End: 29.71822,-97.11060

**6" Waterline - Interconnect Site 2: 2,150 lf.**

Start: 29.71865,-97.10699

Center: 29.71872,-97.10361

End: 29.71879,-97.10027

Tract: 970500  
Block Group 2

Tract: 970500  
Block Group 1

**2" Water Line (West): 175 lf.**

Start: 29.68764 -97.10564

Center: 29.68764 -97.10588

End: 29.68763 -97.10612

**2" Water Line (East): 350 lf.**

Start: 29.68759 -97.10566

Center: 29.68760 -97.10521

End: 29.68760 -97.10476

**Water Plant #3 - Water Well #13**  
Public Facilities: 1  
29.68258 -97.08237

Tract: 970500  
Block Group 3

**8" Water Line: 1,240 lf.**

Start: 29.68623,-97.10695

Center: 29.68683,-97.10565

End: 29.68801,-97.10544

Flatonia

0 1 2 mi



## CDBG-MIT: Budget Justification of Retail Costs (Former Table 2)

Cost Verification Controls must be in place to assure that construction costs are reasonable and consistent with market costs at the time and place of construction.

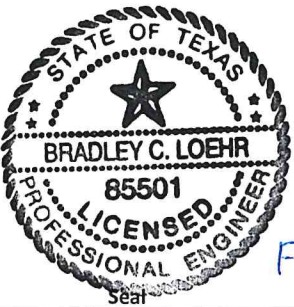
<b>Applicant/Subrecipient:</b>	City of Flatonia					
<b>Site/Activity Title:</b>	New Water Well 13					
<b>Eligible Activity:</b>	Water Facilities					
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
Water Well 13	\$ 810,000.00	LS	1	\$ 810,000.00	\$ -	\$ 810,000.00
Well Logging	\$ 25,000.00	EA	1	\$ 25,000.00	\$ -	\$ 25,000.00
Well Submersible Pump & Motor	\$ 65,000.00	EA	1	\$ 65,000.00	\$ -	\$ 65,000.00
Master Meter & Yard Piping	\$ 100,000.00	LS	1	\$ 100,000.00	\$ -	\$ 100,000.00
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<b>TOTAL</b>	<b>\$ 1,000,000.00</b>			<b>\$ 1,000,000.00</b>	<b>\$ -</b>	<b>\$ 1,000,000.00</b>

**1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.**

Anticipated annual operation and maintenance costs include electricity, disinfection chemicals and equipment checks. Electricity is estimated at \$5,000-\$7,500/year based upon running 8 hours per day. Chlorine costs are estimated at \$2,000-\$4,000/year based upon actual water pumping. Equipment checks and BacT testing are estimated at \$10,000/year.

**2. Identify and explain any special engineering activities.**

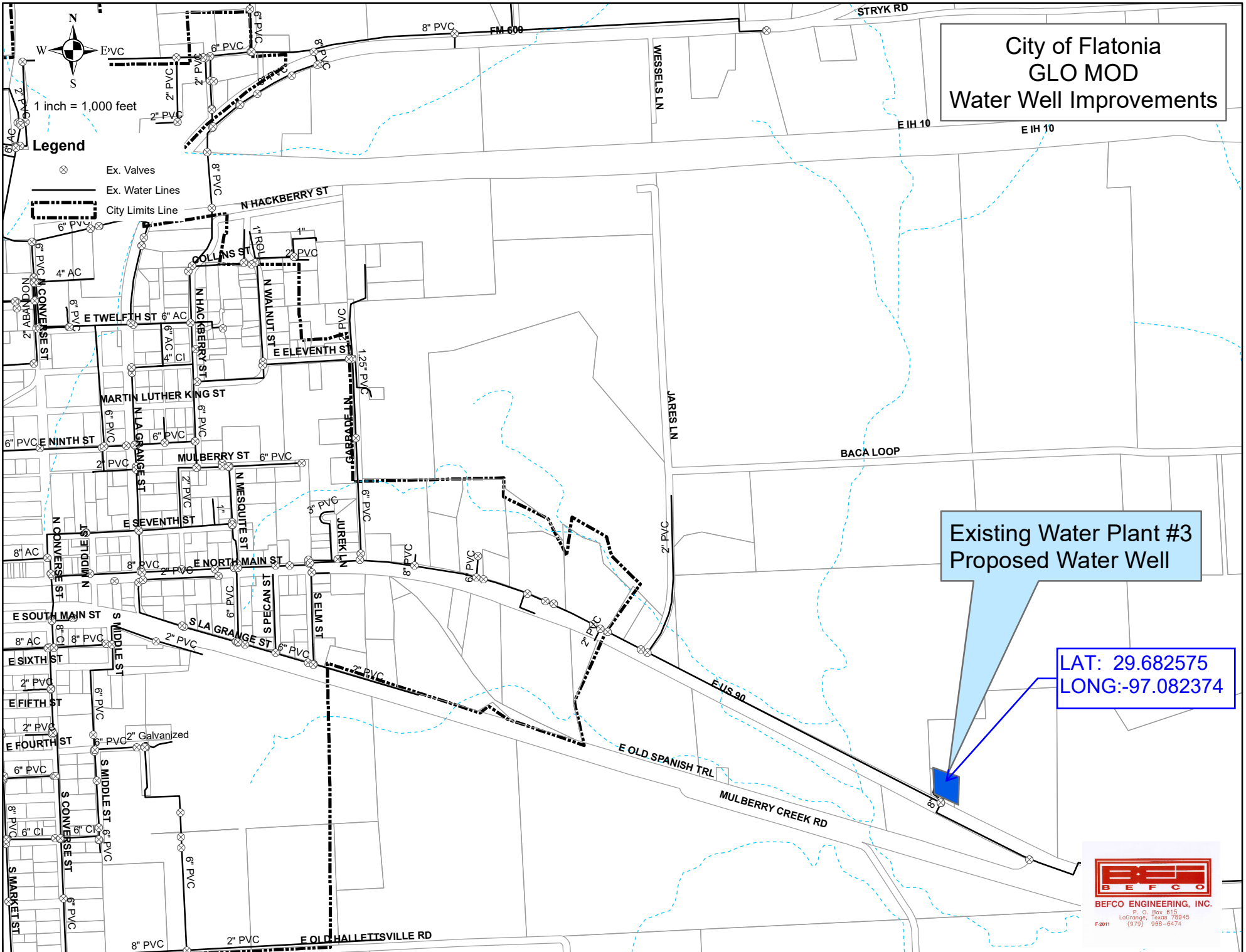
Secure 150' Sanitary Control Easement around new well or obtain variance



Date:	10/23/2023
Phone Number:	979-968-6474

Signature of Registered Engineer/Architect  
 Responsible For Budget Justification:

# City of Flatonia GLO MOD Water Well Improvements



- Legend**
- ⊗ Ex. Valves
  - Ex. Water Lines
  - - - City Limits Line

1 inch = 1,000 feet

Existing Water Plant #3  
Proposed Water Well

LAT: 29.682575  
LONG: -97.082374





## CDBG-MIT: Budget Justification of Retail Costs (Former Table 2)

Cost Verification Controls must be in place to assure that construction costs are reasonable and consistent with market costs at the time and place of construction.

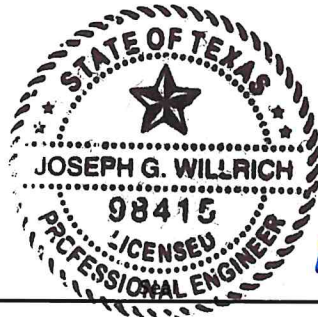
<b>Applicant/Subrecipient:</b>		CITY OF FLATONIA				
<b>Site/Activity Title:</b>		WATER LINE IMPROVEMENTS AREA A (INTERCONNECT)				
<b>Eligible Activity:</b>		INFRASTRUCTURE - WATER UTILITIES				
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
8" C900 DR-18 PVC WATER LINE	\$ 90.00	LF	2300	\$ 207,000.00	\$ -	\$ 207,000.00
8"C900 DR-18 PVC WATER LINE BY BORE WITH 14" STEEL CASING	\$ 575.00	LF	250	\$ 143,750.00	\$ -	\$ 143,750.00
RAILROAD PERMITS, FLAGGING, OBSERVATION, SURVEY MONITORING	\$ 75,000.00	LS	1	\$ 75,000.00	\$ -	\$ 75,000.00
6" C900 DR-18 PVC WATER LINE	\$ 70.00	LF	2110	\$ 147,700.00	\$ -	\$ 147,700.00
6" C900 DR-18 PVC CERTA LOK	\$ 90.00	LF	40	\$ 3,600.00	\$ -	\$ 3,600.00
8" WATER VALVES	\$ 4,000.00	EA	6	\$ 24,000.00	\$ -	\$ 24,000.00
6" WATER VALVES	\$ 3,000.00	EA	1	\$ 3,000.00	\$ -	\$ 3,000.00
6" WATER LINE TIE INS	\$ 5,000.00	EA	3	\$ 15,000.00	\$ -	\$ 15,000.00
4" WATER LINE TIE INS	\$ 4,000.00	EA	2	\$ 8,000.00	\$ -	\$ 8,000.00
FIRE HYDRANTS	\$ 8,000.00	EA	3	\$ 24,000.00	\$ -	\$ 24,000.00
INTERCONNECT TIE IN TO FWSC	\$ 125,000.00	LS	1	\$ 125,000.00	\$ -	\$ 125,000.00
EASEMENT ACQUISITION	\$ -	LS	1	\$ -	\$ 10,000.00	\$ 10,000.00
TRENCH PROTECTION	\$ 3.00	LF	4450	\$ 13,350.00	\$ -	\$ 13,350.00
REVEGETATION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ -	\$ 25,000.00
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>\$ 814,400.00</b>	<b>\$ 10,000.00</b>	<b>\$ 824,400.00</b>

**1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.**

Operation and maintenance costs will be minimal and anticipated to include inspections by City crews, repair of leaks as needed and flushing lines. Interconnect meters may be tested and calibrated every couple years. Anticipated O&M cost is \$5,000 annually.

**2. Identify and explain any special engineering activities.**

A TXDOT Utility Permit will be required along SH 95 and property TXDOT owns adjacent to FM 154. A Union Pacific Railroad Permit will be required for the bore across the Railroad Tracks. Easement acquisition may be required subject to location of TXDOT and County road right-of-ways determined during design. Interconnect tie-in will require coordination with Fayette Water Supply Corporation.



12-7-2023

Date:	12/7/2023
Phone Number:	979-968-6474

Joseph Willrich

Signature of Registered Engineer/Architect  
Responsible For Budget Justification:

CITY OF FLATONIA  
GLO MOD  
WATER LINE IMPROVEMENTS  
AREA A

PROPOSED  
WATER LINE

PROPOSED EMERGENCY  
INTERCONNECT WITH FWSC  
(EXISTING 6 INCH WATER LINE)  
LAT: 29.72299  
LONG: -97.11477

LAT: 29.72207  
LONG: -97.11382

EXISTING 4"  
WATER LINE

LAT: 29.71879  
LONG: -97.10027

PROPOSED 8"  
WATER LINE  
+/- 2550 LF

LAT: 29.71865  
LONG: -97.10699

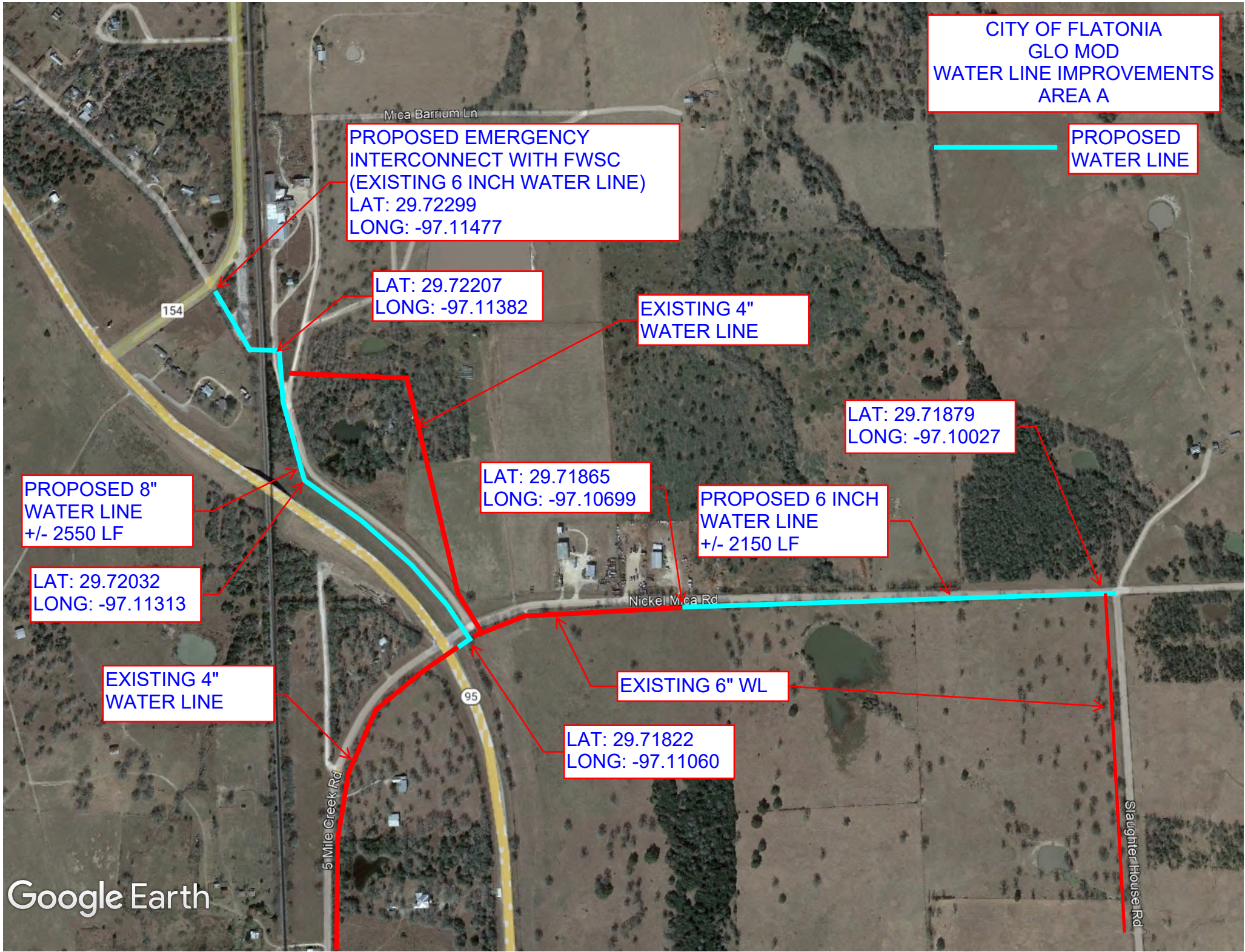
PROPOSED 6 INCH  
WATER LINE  
+/- 2150 LF

LAT: 29.72032  
LONG: -97.11313

EXISTING 4"  
WATER LINE

EXISTING 6" WL

LAT: 29.71822  
LONG: -97.11060





## CDBG-MIT: Budget Justification of Retail Costs (Former Table 2)

Cost Verification Controls must be in place to assure that construction costs are reasonable and consistent with market costs at the time and place of construction.

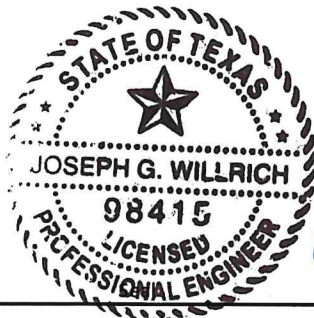
<b>Applicant/Subrecipient:</b>		CITY OF FLATONIA				
<b>Site/Activity Title:</b>		WATER LINE IMPROVEMENTS AREA B (HWY 90, Railroad, Converse)				
<b>Eligible Activity:</b>		INFRASTRUCTURE - WATER UTILITIES				
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
8" C900 DR-18 PVC WATER LINE	\$ 90.00	LF	865	\$ 77,850.00	\$ -	\$ 77,850.00
8"C900 DR-18 PVC WATER LINE BY BORE WITH 14" STEEL CASING	\$ 575.00	LF	375	\$ 215,625.00	\$ -	\$ 215,625.00
RAILROAD PERMITS, FLAGGING, OBSERVATION, SURVEY MONITORING	\$ 75,000.00	LS	1	\$ 75,000.00	\$ -	\$ 75,000.00
6" C900 DR-18 PVC WATER LINE	\$ 70.00	LF	95	\$ 6,650.00	\$ -	\$ 6,650.00
2" SDR 21 PVC WATER LINE	\$ 50.00	LF	525	\$ 26,250.00	\$ -	\$ 26,250.00
8" WATER VALVES	\$ 4,000.00	EA	12	\$ 48,000.00	\$ -	\$ 48,000.00
6" WATER VALVES	\$ 3,000.00	EA	2	\$ 6,000.00	\$ -	\$ 6,000.00
8" TIE INS	\$ 6,000.00	EA	3	\$ 18,000.00	\$ -	\$ 18,000.00
8"X8" TAPPING SLEEVE & VALVE	\$ 10,000.00	EA	1	\$ 10,000.00	\$ -	\$ 10,000.00
6" AND UNDER WATER TIE INES	\$ 5,000.00	EA	2	\$ 10,000.00	\$ -	\$ 10,000.00
SERVICE RECONNECTIONS	\$ 2,300.00	EA	7	\$ 16,100.00	\$ -	\$ 16,100.00
LONG SERVICE RECONNECTIONS	\$ 5,000.00	EA	5	\$ 25,000.00	\$ -	\$ 25,000.00
FIRE HYDRANTS	\$ 8,000.00	EA	1	\$ 8,000.00	\$ -	\$ 8,000.00
TRENCH PROTECTION	\$ 3.00	LF	1485	\$ 4,455.00	\$ -	\$ 4,455.00
REVEGETATION	\$ 4,590.00	LS	1	\$ 4,590.00	\$ -	\$ 4,590.00
PAVEMENT REPAIR	\$ 30.00	LF	1400	\$ 42,000.00	\$ -	\$ 42,000.00
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>\$ 593,520.00</b>	<b>\$ -</b>	<b>\$ 593,520.00</b>

**1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.**

No additional operation or maintenance costs are anticipated since these proposed water lines are replacing existing water lines.

**2. Identify and explain any special engineering activities.**

A TXDOT Utility Permit and Union Pacific Railroad Permit will be required for the bores across Highway 90 and the Railroad Tracks.



12-7-2023

Date:	12/7/2023
Phone Number:	979-968-6474

Joseph G. Willrich

Signature of Registered Engineer/Architect  
Responsible For Budget Justification:



CITY OF FLATONIA  
GLO MOD  
WATER LINE  
IMPROVEMENTS  
AREA B

EXISTING 8"  
WATER LINE

EXISTING 8"  
WATER LINE

EXISTING 8"  
WATER LINE

LAT: 29.68801  
LONG: -97.10544

PROPOSED 2"  
WATER LINE  
+/- 525 LF

PROPOSED 8"  
WATER LINE  
+/- 1240 LF

LAT: 29.68758  
LONG: -97.10567

LAT: 29.68683  
LONG: -97.10565

LAT: 29.68668  
LONG: -97.10545

LAT: 29.68623  
LONG: -97.10695

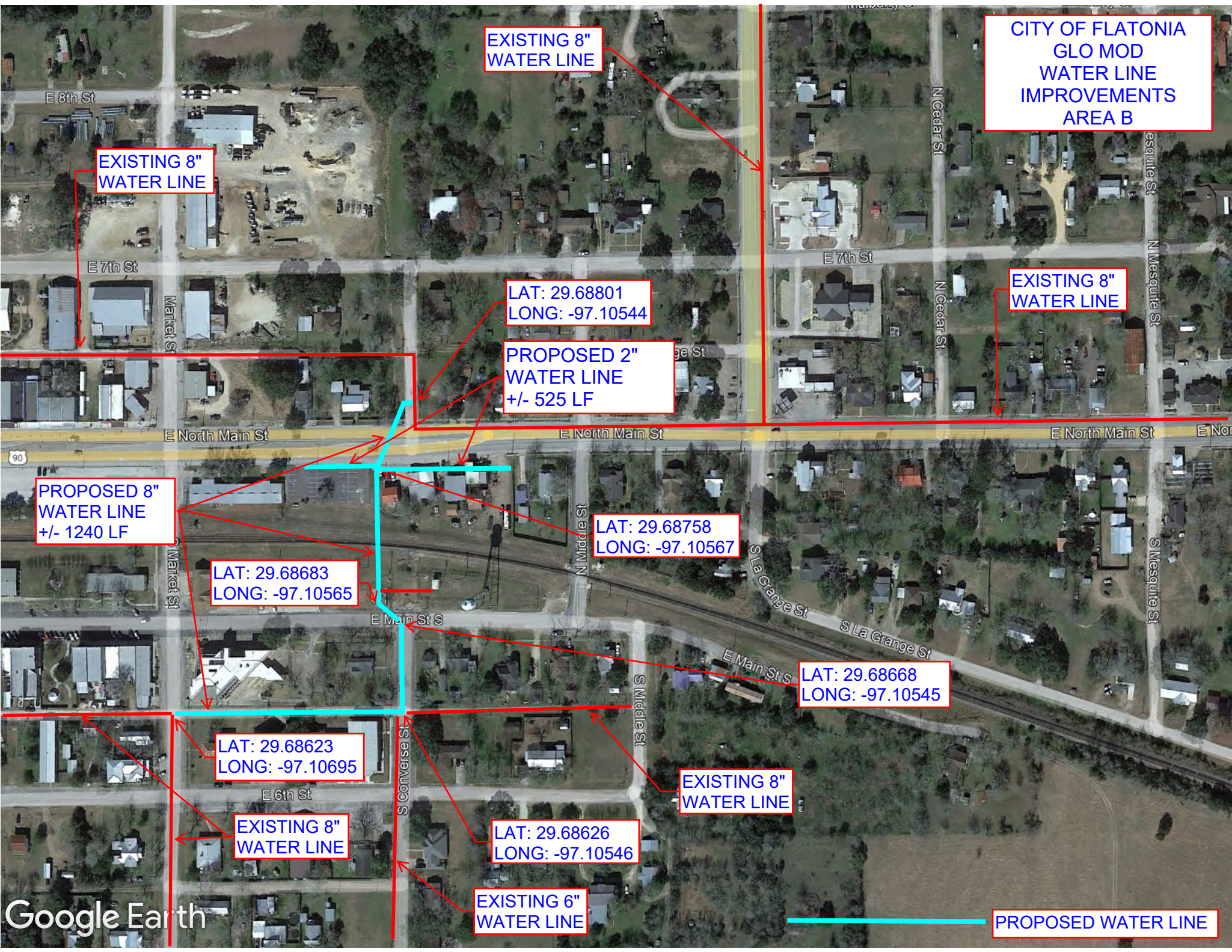
EXISTING 8"  
WATER LINE

EXISTING 8"  
WATER LINE

LAT: 29.68626  
LONG: -97.10546

EXISTING 6"  
WATER LINE

PROPOSED WATER LINE



# Flatonia MIT MOD App

Waterlines

**CTBG 9705.00: BG 3**

Block Groups

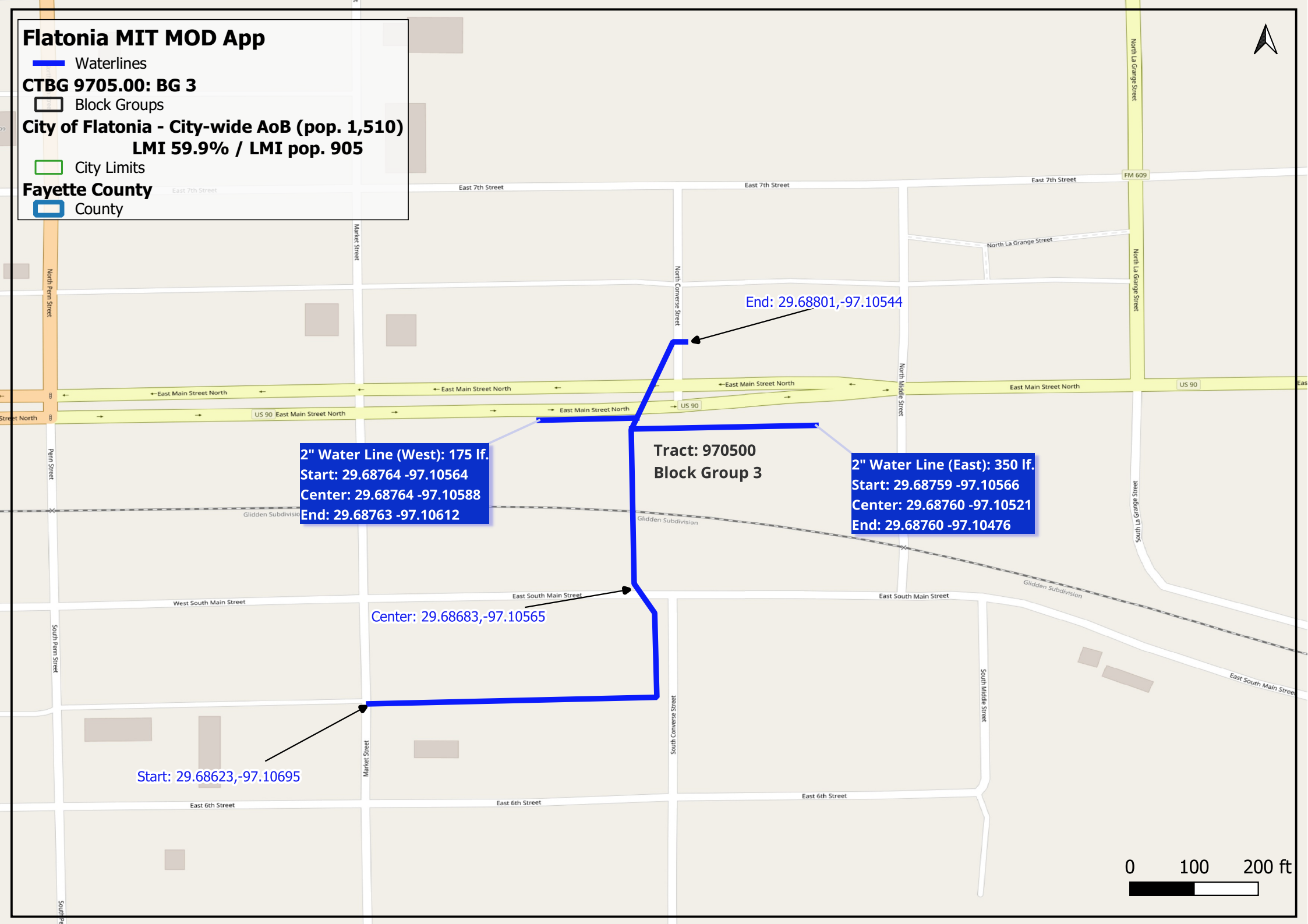
**City of Flatonia - City-wide AoB (pop. 1,510)**

**LMI 59.9% / LMI pop. 905**

City Limits

**Fayette County**

County



**2" Water Line (West): 175 lf.**  
Start: 29.68764 -97.10564  
Center: 29.68764 -97.10588  
End: 29.68763 -97.10612

**Tract: 970500  
Block Group 3**

**2" Water Line (East): 350 lf.**  
Start: 29.68759 -97.10566  
Center: 29.68760 -97.10521  
End: 29.68760 -97.10476

Center: 29.68683,-97.10565

Start: 29.68623,-97.10695

End: 29.68801,-97.10544



INSTRUCTIONS AND DATA SOURCE		
Data Source: Most Recent ACS 5-year Est. - Table DP05		
City Applicants: Enter city-wide data as reflected on Table DP05		
County Applicants: Enter census tract data as reflected on Table DP05		
APPLICANT:		Flatonia
<b>Sex and Age</b>	<b>ENTER DP05 DATA HERE</b>	
Male:	1,028	
Female:	728	
<b>One Race</b>		
White:	1463	
Black or African American:	5	
American Indian and Alaska Native:	0	
Asian:	8	
Native Hawaiian and Other Pacific Islander:	0	
Some Other Race:	266	
Two or more races:	14	
-White and Black or African American:	0	
-White and American Indian and Alaska Native:	0	
-White and Asian:	0	
-Black or African American and American Indian and Alaska Native:	0	
<b>Hispanic or Latino and Race</b>		
Hispanic or Latino (of any race):	989	
Not Hispanic or Latino:	767	
-White alone:	754	
-Black or African American alone:	5	
-American Indian and Alaska Native alone:	0	
-Asian alone:	8	
-Native Hawaiian and Other Pacific Islander alone:	0	
-Some other race alone:	0	
-Two or more races:	0	
<b>Enter Number of Project Beneficiaries:</b>		1510
<b>Gender of Project Beneficiaries</b>		
	Male	884
	Female	626
<b>Race and Ethnicity of Project Beneficiaries</b>	<b>Hispanic</b>	<b>Non-Hispanic</b>
White	609	649
Black/African American	0	4
American Indian/Alaska Native	0	0
Asian	0	7
Native Hawaiian/Other Pacific Islander	0	0
Some Other Race	229	0
White and Black/African American	0	0
White and American Indian/Alaska Native	0	0
White and Asian	0	0
Black/African American and American Indian/Alaska Native	0	0
Other multi racial	12	0
<b>Total:</b>	<b>1510</b>	

502	PLACE	48	25795	Fifth Street CDP	TX	1,505	1,810	1,945	93.06%	+/-8.60
503	PLACE	48	26028	Flatonia town	TX	525	905	1,510	59.93%	+/-11.00
504	PLACE	48	26130	Flor del Rio CDP	TX	0	0	140	0.00%	+/-23.20