



**CITY OF GONZALES,
TEXAS**

2001
Flood Preparedness and
Mitigation Plan

Public Management



FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
PLANNING PROJECT
FOR
THE CITY OF GONZALES, TEXAS

2001

Flood Preparedness and Mitigation Plan

Prepared by

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in association with Davis Engineers

Financed Through the Federal Emergency Management Agency (FEMA) of the United
States of America

FOREWORD

This is a study for the City of Gonzales financed through the Texas Water Development Board (TWDB). The study is a planning document that will assist the City in improving the living conditions of its citizens. Information, analysis, and recommendations are given in the areas of flood preparedness and mitigation measures. This document is intended to give the citizens of Gonzales a guide for making decisions in the development of their community.

Previously published socio-economic, and physical planning studies that served as background for this document were: (1) Geological Atlas of Texas, (2) Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Other studies that provided specific information are cited throughout the report. Many thanks are extended to the City Council, City Staff, business owners, public officials and citizens of Gonzales for their assistance in this endeavor. Hopefully, this document will help to make Gonzales a better place to work, play and live.

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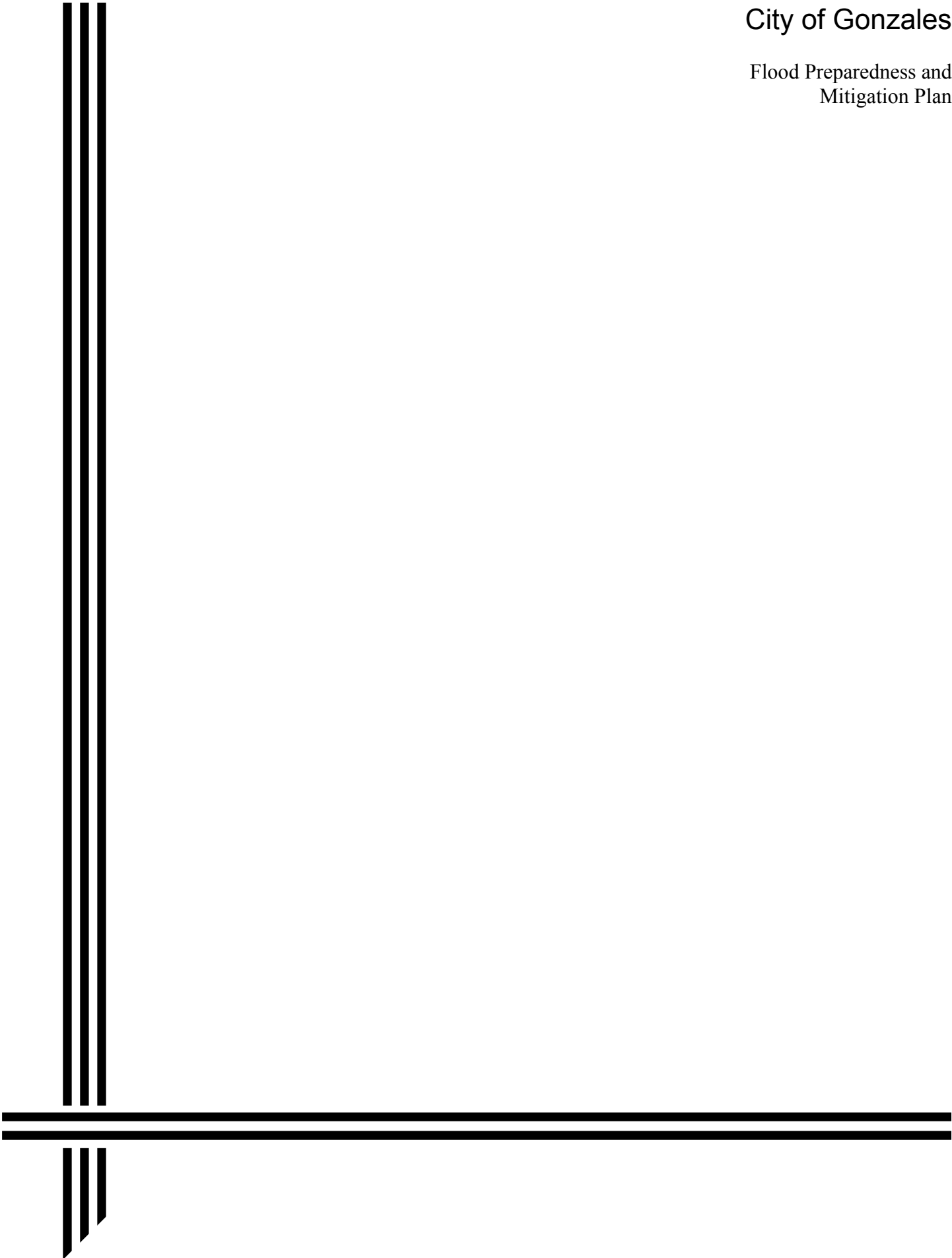
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City of Gonzales

Flood Preparedness and Mitigation Plan



GONZALES FLOOD PREPAREDNESS AND MITIGATION PLAN

SECTION I. GENERAL INFORMATION

Applicant

City of Gonzales
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Gonzales, Texas 78629
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Consultant

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Leander, Texas 78641
512 267-5393
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Contact: Charles A. Davis, Engineer

Program Giving Financial Assistance

Federal Emergency Management Agency (FEMA)

Brief Explanation of the Purpose and Need for the Proposed Project

The city of Gonzales (see Exhibit A) has, at times, experienced significant damage to property and structures due to large flood events. The purpose of this project is to prepare the City for a future flood disaster by reducing the risks related to rising floodwaters through drainage system capital improvements, floodwater retention or detention, structure elevation, and voluntary buyout of repetitive loss structures.

Concise Description of the Proposed Project

The City plans to alleviate the problem of floodwater damage to at-risk structures by drainage improvements structure elevation and acquisition/clearance. The target area is the 100-year floodplain within the incorporated regions of Gonzales (see Exhibit B). The plan will include an analysis of current mitigation measures. The plan will also include an evaluation of costs, necessary to assess future disposition of structures, and assess mitigation measures to prevent losses to roads, bridges and other public facilities.

Planning Process and Public Involvement

The City conducted public hearings regarding the planning project. The first of these hearings was held on August 14, 2001, 6:00 p.m. at City Hall in Gonzales, Texas. Another hearing was held December 12, 2001, 6:00 p.m. at City Hall in Gonzales, Texas. The third public hearing was held January 7, 2002, 6:00 p.m. at City Hall in Gonzales, Texas (see Appendix A). The purpose of these hearings was to allow residents to express their views on which direction the City should pursue in reducing risks associated with flooding. The ideas from these hearings eventually led to the formation of the goals and objectives.

SECTION II. ENVIRONMENTAL ASSESSMENT

Social and Natural Environment

Physiography

Gonzales is located in the eastern part of south-central Texas, within the Fayette Prairie region of the Gulf Atlantic Plain. The land surface can be characterized as broad and nearly level.

Soils¹

The Gonzales soils are classified as sandstone, clay and lignite (Yegua Formation) to the north, and floodplain deposits (Alluvium) to the south. The clay soils to the north are very expansive (high shrink-swell potential) so careful design should be considered when working in this area.

As anticipated, the floodplain soils are susceptible to flooding due to slow percolation and ponding. The floodplain serves a necessary purpose and is only effective when allowed to operate under natural conditions. The stream terrace soils, however, are well drained due to their depth. The proposed project could have a direct impact on the soils because the removal of any structures from the floodplain would return the area to its natural state, thus allowing the floodplain to operate as intended.

Hydrological elements

Storm drainage: **Please see detailed drainage study.**

Water system: The City itself provides water service for the community. The proposed project could impact individual water systems because the elevation of some structures would create the need to modify individual water lines to those structures.

¹ Geologic Atlas of Texas

Wastewater system: The current collection system consists of six inch (6") to twenty-one inch (21") pipelines and three (3) major lift stations. The City owns and operates a 1.50 MGD wastewater treatment plant. During periods of high precipitation, infiltration can be a problem, particularly in pipes within a few feet of the surface. The greatest number of inflow areas will probably occur in house service lines and shallow mains near the extremities of the gravity flow system.

Floodplains

This project will add significant natural storage reservoirs for floodwaters, thus decreasing the flow rate of floodwaters within the floodplain. The floodplain would then be allowed to carry out its natural function. Floodplains are intended to serve as an absorptive reservoir of floodwaters, a filter and dissolver of waterborne contaminants, and an ecosystem for numerous forms of life.

Climatic elements

The climate of Gonzales is humid subtropical. Average annual precipitation is 32.7 inches per year². The average high temperature in July is 92 degrees and the average low temperature in January is 41 degrees. Air quality is good. There is very little air-polluting heavy industry in the area and traffic is average compared to a major metropolitan area.

Biological elements

This project will not affect any known biological elements.

Historical or archeological resources

Any structures considered for removal will be checked against the Historical Registry. The Texas Historical Commission will be notified by correspondence of any structures designated for removal.

Social and economic conditions

The history of Gonzales spans time from Indian activities and Spanish explorations of the 1600's that predate El Camino Real through the settlement of DeWitt's Colony, the fight for Texas Independence, The Republic of Texas and the Civil War to the present.

The town of Gonzales was laid out in the shape of a Spanish cross with avenues of park land both East and North. The Spanish cross design is shaped by

² taken from the City of Gonzales web site (<http://www.rtis.com/reg/gonzales/quality.htm>)

seven town squares that include the historic Courthouse Square, Texas Heroes, Confederate Square, Military Square, Cemetery Square and Market Square. Traveling these historic avenues one will view a pre-Civil War College and historic homes dating from the era when cotton and cattle were king, the Gonzales Memorial Museum, Reflection Pool and Amphitheater that houses the cannon purported to have fired the first shot and on to the site of the first settlement at Kerr's creek.³

The City of Gonzales was incorporated in 1880. The City's vision is to maintain its country atmosphere while encouraging economic growth. City planners and engineers have done a wonderful job of guiding residential and commercial development so that the City vision can be realized. Gonzales has a long history of farming as its main economic base. Farming still plays an integral role in the City's economy. The City produces the following: broilers, hens, eggs, turkeys, cattle, hogs, corn, grain, hay, pecans, mushrooms, and cactus. The City also produces various minerals such as clay, sand, gravel, oil and gas. A third element of the Gonzales economy is tourism. Because of the City's rich history, there are numerous museums, walking tours, driving tours, ranches, rivers and lakes available for tourists.

A strong business mix is already established and will serve as a base for future growth and development. It is important to support the already existing businesses and develop recruitment for complimentary businesses to further enhance this growth. The existence of a post office, pharmacy, grocery store, dry cleaners, gift shop, ice cream parlor, etc. enables the community to run most of their everyday errands in town.

Land use, land use planning and controls

The land use pattern of the planning area is typical for a rural area; agriculture, residential with some commercial, public and vacant uses. This project will affect future land use because any acquired property would be returned to its natural state, or a flood protected land use.

The City currently has the following land use controls:

- Flood Damage Prevention Ordinance
- Zoning Ordinance
- Subdivision Regulations

³ Text taken from the City of Gonzales web site (<http://www.rtis.com/reg/gonzales/history.htm>). Please visit this site for additional information.

Description and Evaluation of Potential Direct, Indirect and Secondary Impacts

Social Resources--This project will provide the city of Gonzales with a means for alleviating the financial and social burden caused by flooding. The social impact on the community is positive.

Economic Resources--This project will alleviate some of the financial burdens associated with flood events. Large numbers of flood victims put strains on the City's resources, including fire, police, public works, hospitals, insurance companies and government agencies. This project will affect the financial resources of the City, private sector and government agencies in a positive way.

Environmental Resources--This project will add significant natural storage reservoirs for floodwaters thus decreasing the flow rate of floodwaters within the floodplain. The floodplain would then be allowed to carry out its natural function. Floodplains are intended to serve as an absorptive reservoir of floodwaters, a filter and dissolver of waterborne contaminants, and an ecosystem for numerous forms of life.

Identification of Beneficiaries and Non-Beneficiaries

The beneficiaries of this project will be the residents of Gonzales.

Summary of Comments from Appropriate Agencies

After approval from the City Council, this plan will be sent to the following agencies for comment: Texas Parks and Wildlife; U. S. Fish and Wildlife Service and FEMA.

Potential Adverse Impacts

Drainage system improvements will cause increased noise levels and possible traffic delays during construction, but these will cease upon completion of the project.

Description of the Future of the Environment without the Proposed Project

Without the proposed project, the floodplain will continue to expand because the floodwaters will have no alternative routes, or detention areas.

Description of Tradeoff for Short Term Environmental Losses for Long Term Gains

This project will have a potentially beneficial impact on the following: stormwater drainage.

This project will have a potentially adverse impact on the following: increased noise levels during excavation of detention ponds.

The City will be better able to deal with large storm events. Elevation of structures will reduce the risk of flood damage in the proposed areas. Any removal of structures will eliminate flooding risks on that property.

SECTION III. EVALUATION

Historical Flood Events

The following table illustrates the flood levels of historic flood events at various times throughout the history of Gonzales.

Table 1
Historic Flood Events (Gonzales, Texas)⁴

DATE	(Raised staff gauge 10.5'-August 1997)	
	New (feet)	Old (feet)
10/18/98	51.8	41.3
6/24/97		28.3
6/1/95		22.1
5/7/93		23.7
6/4/92		22.5
3/5/92		31.5
2/27/92		20
2/26/92		26.9
2/25/92		26.1
2/24/92		23.1
2/23/92		20
1/29/92		23.5
1/28/92		28.8
12/25/91		23
12/24/91		30.4
12/23/91		34
12/22/91		35
4/15/91		20.3
1/20/91		21
1/19/91		27.5
5/23/83		20.2
11/2/81		27.2
6/15/81		33.2
7/1/36		38.2
5/29/29		38.2

In October of 1998 the City experienced a significant flood (estimated five hundred year flood). The Gonzales County Emergency Management Coordinator reported that approximately one hundred eighty-six (186) structures sustained flood damage. These structures were all within the City limits with total estimated damages at \$9,000,000.00.⁵

⁴ Floodplain Management Office, City of Gonzales, Texas

⁵ TWDB Flood Mitigation Planning Grant Application

Existing Hazards

Structures

The City is located at the confluence of the Guadalupe and San Marcos Rivers. The main river channel is located to the west and south of the City. In the middle of the City, Tinsley Creek runs from north to south through the entire City. On the east side of the City, Kerr Creek runs from north to south. Near Tinsley Creek, there are approximately thirty (30) structures that record water invasion during heavy rains every, one to two years. Kerr Creek residents do not experience flood damage on a regular basis. The downtown area experiences pooling in the streets, causing flood damage to local businesses⁶.

Within the corporate limits of the city of Gonzales there are approximately 850 structures located in the 100-year floodplain. The estimated value of these structures is in excess of \$25,000,000. The estimated population within the 100-year floodplain is 2,000 persons (occupied units x 2.81 persons per household). Currently, the City has two hundred sixty-eight (268) flood insurance policies in force⁷.

Floodplain Evaluation

# of Repetitive Loss Structures	0
Estimated Value	\$25,000,000
Estimated Population	2,000
# of flood insurance policies	268

The goal of this plan is to provide guidance in order to minimize, or eliminate in some areas, the impact of a large flood event. The damage is not always limited to homes, however, as many local businesses, roads, bridges, public and private utilities suffer severe losses.

Infrastructure

There have been no major infrastructure losses during the flood history of Gonzales. This project will have a significant positive impact on the existing infrastructure. The retention pond projects should help slow the rate at which storm water flows within the city. The anticipated result would be that the City's current drainage system would be better able to carry the water safely away from the City.

⁶ TWDB Flood Mitigation Planning Grant Application

⁷ Information provided by TNRCC (State Coordinator for NFIP).

Existing Floodplain Management

Elevation

According to current City policy, structures located within a flood zone must elevate 12” above the base flood elevation. Elevations certificates, by a licensed engineer, are required for all permits issued within the flood zone. Although effective for new structures, the process of elevating existing structures can be difficult. Structures constructed on concrete slabs often can not be elevated due to extensive costs

Voluntary Buyout

Another technique used for reducing risks associated with flooding is the initiation of a voluntary buyout program. This mitigation measure is the only sure way to limit damage to structures and the possible loss of life and personal belongings incurred during a flood. This technique has been used very effectively in other cities throughout the state. Homeowners initiate the process by requesting the City to apply for buyout funds through the Federal Emergency Management Agency (FEMA). The homeowners are offered fair market price and the homeowners can decide whether to accept or reject the offer. The properties are then bought, the structures removed and the properties converted to a flood protected land use, or a natural state, such as a floodplain.

Structural Improvements

Structural improvements refer to channel, detention pond, and storm sewer construction.

TO LOCKHART



TO SEGUIN

GONZALES

TO SHINER



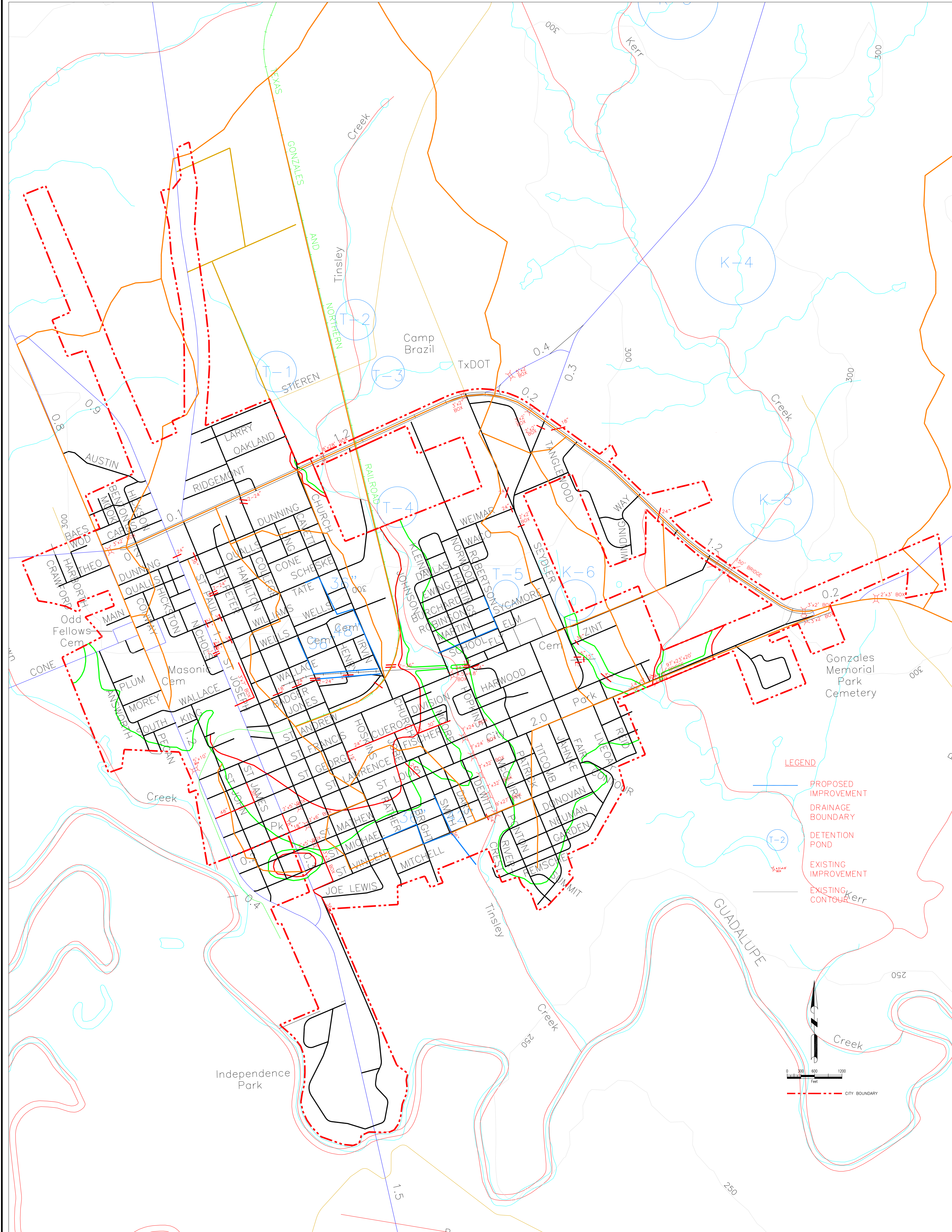
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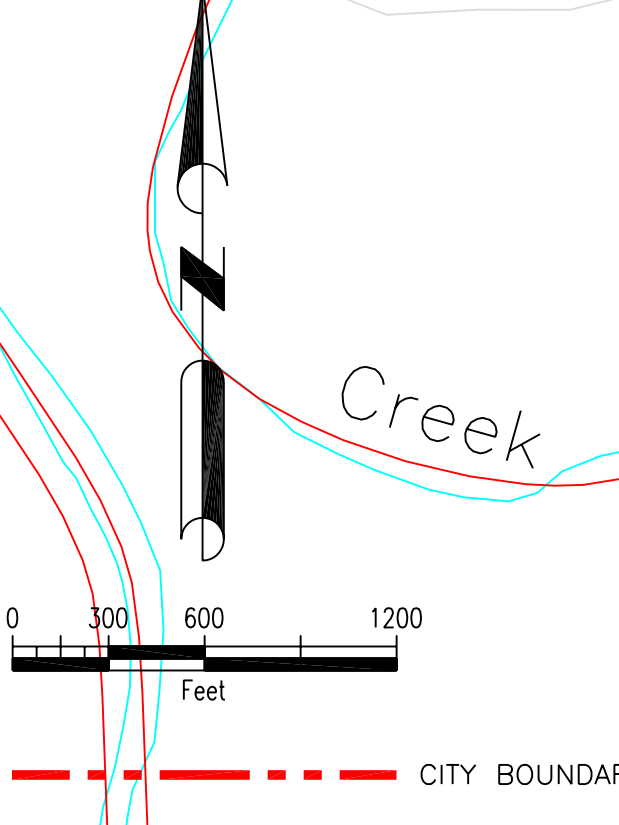
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EXHIBIT
A

2001
CITY OF GONZALES, TEXAS
LOCATION MAP



- LEGEND**
- PROPOSED IMPROVEMENT
 - - - DRAINAGE BOUNDARY
 - DETENTION POND
 - EXISTING IMPROVEMENT
 - EXISTING CONTOUR



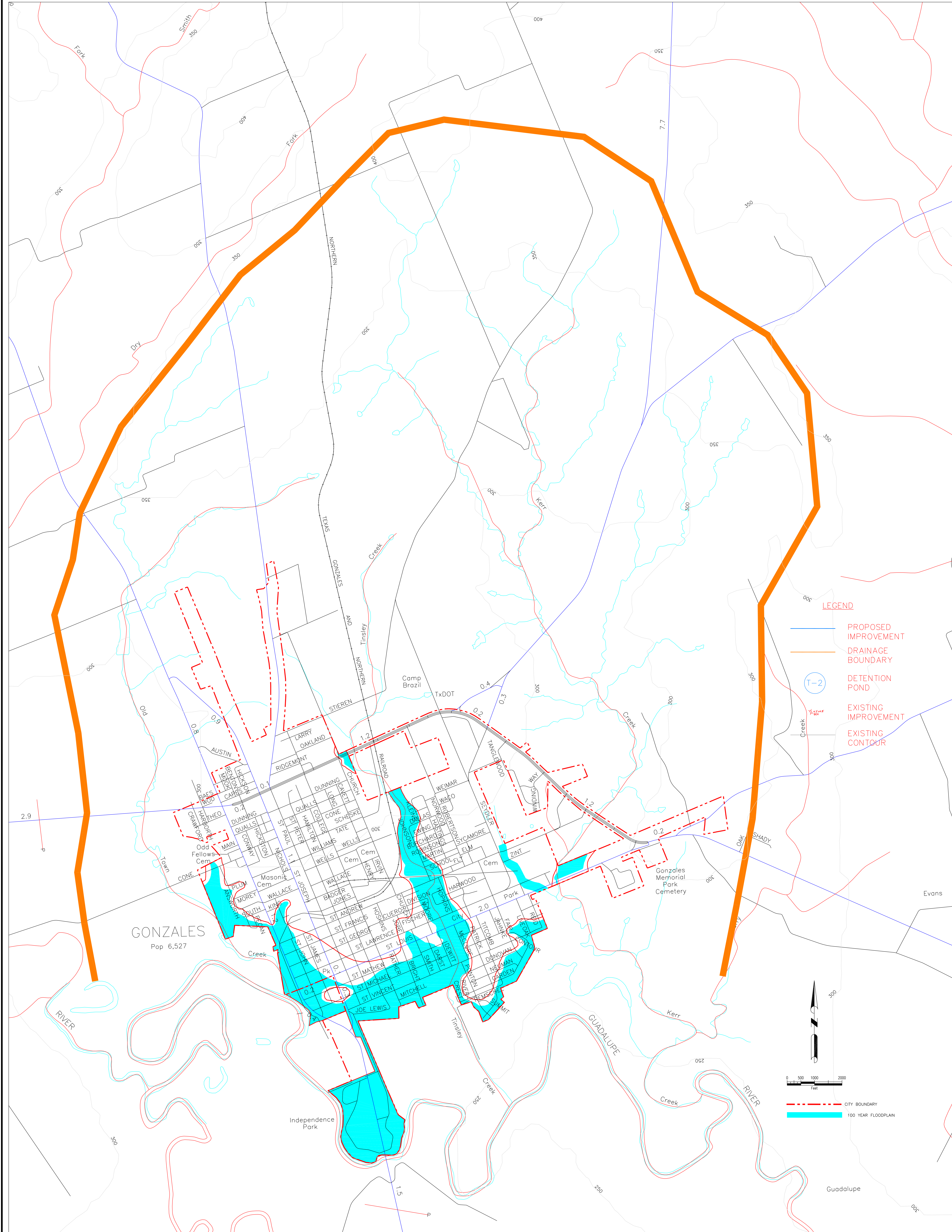
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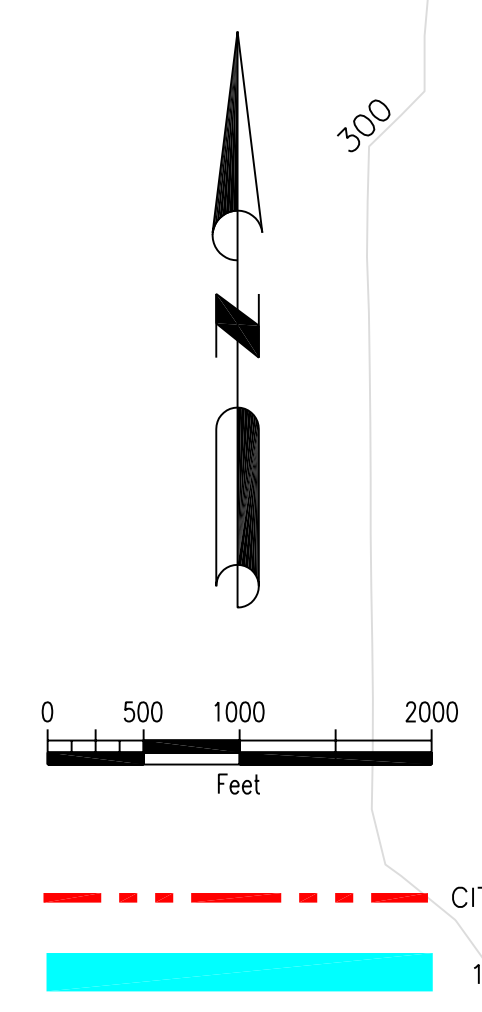
Rev.	Revision	Date Revised

EXHIBIT
B

**2001
 CITY OF GONZALES, TEXAS
 FMA PLANNING
 BASE MAP**



- LEGEND**
- PROPOSED IMPROVEMENT
 - DRAINAGE BOUNDARY
 - T-2 DETENTION POND
 - - - EXISTING IMPROVEMENT
 - EXISTING CONTOUR



GONZALES
Pop 6,527

Independence Park

Gonzales Memorial Park Cemetery

Guadalupe

Rev	Revision	Date Revised

SECTION IV. DETAILED DRAINAGE STUDY

Introduction

The City of Gonzales is responsible for providing adequate drainage facilities to protect the citizens of Gonzales and their property. The purpose of this report is to evaluate the drainage systems and to make recommendations to reduce the flood potential within the drainage basins. The scope of this report does not include the analysis of the Guadalupe River basin or make any suggestion of improvements to control flooding within the river basin. The Federal Insurance Administration prepared a previous Flood Insurance Study of the Guadalupe River in 1978.

The following Drainage Study will present information concerning the existing drainage systems and recommended improvements. All future improvements will become the property of the City of Gonzales upon their completion, and will be operated and maintained by the City.

Study Area

The City of Gonzales is located adjacent to the Guadalupe River, east of the confluence with the San Marcos River. The drainage study area covers all areas within the city limits and the drainage basins of Tinsley Creek and Kerr Creek lying outside the city limits. Attached in the Appendix, as Exhibit 1 is a location map of the study area.

There are two main drainage basins that pass through the city. Tinsley Creek flows through the central area of the city and has a total drainage area of over 1,700 acres. Kerr Creek flows through the southeastern portion of the city and has a drainage area of over 4,800 acres.

Tinsley creek basin is relatively flat to gently rolling with grades generally ranging from 0 to 5%. Surface soils in the area are clays and clay loams. The lower end of the basin is primarily medium density residential mixed with some commercial. This type of development extends from Saint Vincent Street to near U.S. Highway 90-A. The area above U.S. Highway 90-A includes the city's Industrial Park and a large area that is currently used for agricultural purposes.

The Kerr creek basin is also relatively flat to gently rolling with grades generally ranging from 0 to 5%. Surface soils in the area are clays and clay loams. The lower end of the basin is primarily residential. This type of development extends from Saint Louis Street to near U.S. Highway 90-A. The vast area above U.S. Highway 90-A is currently used for agricultural purposes.

Method of Analysis

Drainage discharge rates for the 100-year storm event were developed from criteria established by the Texas Department of Transportation for Gonzales County. These flow rates were then used to analyze the existing major drainage structures within the drainage basins.

Analysis

Tinsley Creek

The 100-year flow rates from contributing areas along Tinsley Creek are shown at various locations listed in the chart below.

Location	Area	Q₁₀₀
	(Acres)	(CU. Ft./Sec)
Co. Rd.	270	370
US 90-A	960	1440
Railroad	1,100	1650
St. Andrews	1,500	2470
St. Lawrence	1,700	2620
St. Louis	1,730	2690
St. Mathew	1,740	2710
St. Michael	1,750	2730
St. Vincent	1,760	2750

Existing major drainage structures at various locations along Tinsley Creek and their rated capacity are listed in the chart below

Location	Size	Capacity
		(CU. Ft./Sec)
Co. Rd.		
US 90-A	28' x 8'	1440
Railroad	Bridge	1650
St. Andrews	5' x 5'	200
St. Lawrence	24' x 7'	1800
St. Louis	24' x 7'	1800
St. Mathew	32' x 7'	2200
St. Michael	32' x 7'	2200
St. Vincent	27' x 9'	2500

Comparing the previous and above charts, it is readily apparent that the existing structures at St. Andrews, St. Lawrence, St. Lewis, St Mathew, St. Michael and St. Vincent are inadequate to accommodate the 100-year storm event.

Replacement of most existing structures, widening and lining the channel was considered, however it was determined that the cost associated with the structural improvements, utility relocations, acquisition of homes for right-of-ways and the inconvenience to the public made this option prohibitive.

In lieu of structural improvements to the existing system, this report considered installing detention ponds at various locations within the basin to substantially reduce the peak discharge during a storm event.

Detention ponds should be sized to release a flow rate that will not exceed the capacity of the drainage system down stream. However, it is recommended that the existing culvert on St. Andrews be replaced with a structure capable of passing a minimum of 1,500 cfs.

Exhibit E identifies possible location for detention ponds within the Tinsley Creek drainage basin.

The preliminary sizes of the detention ponds along with their probable project cost are listed below. These prices do not include land acquisition cost, engineering, surveying or contingencies.

Item	Size	Cost
St. Andrews Culvert	20' x 7' Box	\$70,000
Pond T-1	10 Acre	200,000
Pond T-2	10 Acre	200,000
Pond T-3	6 Acre	120,000
Pond T-4	4 Acre	80,000
<u>Pond T-5</u>	1 Acre	35,000
Total		\$705,000

Kerr Creek

The 100-year flow rates from contributing areas along Kerr Creek are shown at key locations listed in the chart below.

Location	Area	Q₁₀₀
	(Acres)	(CU. Ft./Sec)
US 90-A	4,500	4,750
St. Louis	4,800	5,200

Existing culverts at various locations along Kerr Creek and their rated capacity are listed in the chart below

Location	Size	Capacity
		(CU. Ft./Sec)
US 90-A	150' Bridge	5,000
St. Louis	90' Bridge	5,000

The existing structures appear adequate to accommodate the 100-year storm event.

In order to benefit potential development in the area, this report has considered installing detention ponds at various locations within the basin to substantially reduce the peak discharge during a storm event.

Detention ponds should be sized to release a flow rate that will not exceed the capacity of the drainage system down stream or cause flooding within existing stream segments.

Exhibit E identifies possible location for detention ponds within the Kerr Creek drainage basin.

The estimated sizes of the detention ponds along with their probable project cost are listed below. These prices do not include land acquisition cost.

Item	Size	Cost
Pond K-1	25 Acre	\$500,000
Pond K-2	20 Acre	400,000
Pond K-3	20 Acre	400,000
Pond K-4	30 Acre	600,000
<u>Pond K-5</u>	10 Acre	200,000
<u>Pond K-6</u>	3 Acre	60,000

Total \$2,160,000

Currently the Kerr Creek watershed is not significantly developed and the recommended improvements should be considered as this area develops in the future.

Other Areas

This study also considered localized flooding issues as identified by citizens in the effected areas, specifically the area between College Street and Church along an abandoned railroad spur. This area collects runoff from a residential sub-basin of the Tinsley creek drainage basin. The peak discharge from this area during a 100-year storm

is 350 cfs. Existing drainage structures in the area are undersized and should be replaced with a storm sewer system to include culverts, storm sewer pipes, inlets, and channel improvements. Preliminary sizing and probable project cost for this project are listed in the following chart.

Item	Quantity	Cost
48" Storm Sewer	1600 lf	\$192,000
36" Storm Sewer	2100 lf	189,000
24" Storm Sewer	400 lf	24,000
Inlets	16 ea	40,000
Road Culvert	4 ea	80,000
Channel Improvements	3000 lf	100,000
	Total	\$625,000

Another area experiencing localized flooding is along St. Vincent near Bright Street. This area collects runoff from a residential area. The peak discharge from this area during a 100-year storm is 250 cfs. There are no storm sewers or culverts in the area and a storm sewer system could be installed to include culverts, storm sewer pipes, inlets, and channel improvements. Preliminary sizing and probable project cost for this project are listed in the following chart.

Item	Quantity	Cost
42" Storm Sewer	800 lf	\$ 84,000
36" Storm Sewer	1700 lf	153,000
24" Storm Sewer	240 lf	15,000
Inlets	12 ea	30,000
Channel Improvements	800 lf	25,000
	Total	\$307,000

Conclusion

The city can reduce the impact of storm flows on existing systems by installing relatively low cost detention ponds. Kerr creek watershed is not currently a major concern, however as this watershed develops the proposed detention ponds should be considered to reduce the potential for flooding. The two localized drainage projects will relieve flooding in those areas and could be considered in any future capital improvements program.

SECTION V. ASSUMPTIONS

There are various ways for cities to mitigate the flooding problem

1. Elevation of insured structures.
2. Acquisition of insured structures and real property.
3. Relocation or demolition of insured structures.
4. Minor, localized structural projects that are not fundable by State or other Federal programs.

Repetitive loss structures are costly to the City and the homeowner

1. The burden of repairing houses is costly for both the homeowner and the City.
2. The destruction of personal property such as furniture, carpeting and automobiles is devastating to the homeowner.
3. Local firefighters, public works employees, health care providers and volunteers put in countless hours evacuating, rescuing victims and recovering personal property.

SECTION VI. GOALS AND OBJECTIVES

Public Information

Goal: Create awareness within the community about the dangers associated with locating in or around flood prone areas.

Objective 1: Begin a community Outreach Project

- A. Contact various government agencies such as Federal Emergency Management Agency (FEMA) and National Wildlife Federation (NWF) and ask these agencies for educational materials (brochures, videos, web site addresses, etc.) concerning floodplain management. Arrange for members of these agencies to participate in public forums to discuss these issues.

- B. Provide notice to all properties in flood-prone areas (see Exhibit F). The notice must be distributed to all properties of the Special Flood Hazard Area (SFHA) and those additional areas known to have flooding problems. The notice must clearly explain that the recipient's property is subject to flooding with a phrase such as, "Your property is in or near the floodplain."
- C. Initiate one or more special projects throughout the year, such as a "flood awareness week" (distribute flyers, invite speakers from FEMA to participate, hold seminars, etc.)
- D. Designate the public library as a "Flood Protection Library" (see Appendix B)

Prevention

Goal: Continue to reduce the risks associated with flooding within the 100-year floodplain of Gonzales through planning and regulation.

- Objective 1: Continue to require elevation certificates for all repair work and new construction on properties within the 100-year floodplain.
- Objective 2: Adopt a stream-dumping ordinance in accordance with the National Flood Insurance Program (Community Rating System) guidelines.

Natural Resource Protection/Property Protection

Goal: Eliminate the risks associated with flooding within the 100-year floodplains of Gonzales and return the floodplains to their natural state, or flood protected land use.

- Objective 1: Acquire flood prone areas through seizure of tax delinquent properties.
 - A. Initiate a change in policy to keep tax delinquent properties within the 100-year floodplain in public domain.
 - B. Accumulate contiguous blocks of floodplain properties and restore these properties to flood protected land uses such as wildlife preserves, open spaces and recreation areas.

- C. Designate a minimum of five (5) acres of the City's special flood hazard area (SFHA) as open space/recreation, and strive to reach an ultimate goal of ten percent (10%) of the SFHA.

Objective 2: Acquire flood prone areas through phased voluntary buyout programs.

- A. Hold public hearings as necessary to determine the demand for a voluntary buyout.
- B. Create a list of potential buyout candidates based on first come first serve. Review the list of candidates for eligibility.
- C. Propose to FEMA a mitigation program to buy repetitive loss structures and remove them from the flood area. Use local funds to match FEMA funds. After buying out these homeowners, return the property to its natural state. Consider keeping the property as public property with no structures to be used as a park

Structural Projects

Goal: Reduce the risks associated with flooding within the 100-year floodplains of Gonzales through structural improvements and maintenance.

Objective 1: Follow the recommendations outlined in the detailed drainage study.

Objective 2: Maintain drainage channels and detention ponds as follows:

- a. An inspection is conducted at least once each year,
- b. An inspection is conducted after each storm that could adversely impact drainage,
- c. Inspections are conducted in response to citizens complaints, and
- d. Action is taken after an inspection identifies a need for maintenance or cleaning.

SECTION VII. ALTERNATIVES

Alternative 1: “No Activity”

This alternative is acceptable if the homeowner is tolerant of the current situation. The current situation assumes that FEMA provides disaster relief funds for those individuals without flood insurance, and that insurance premiums remain unchanged for those with insurance.

Alternative 2: Elevation

According to current City policy, structures located within a flood zone must elevate 12” above the base flood elevation. Elevations certificates, by a licensed engineer, are required for all permits issued within the flood zone. Although effective for new structures, the process of elevating existing structures can be difficult. Structures constructed on concrete slabs often cannot be elevated due to extensive costs. The potential problem associated with this process is the possible inaccuracies of the elevation certificates. The benchmarks used to establish flood levels are outdated and have quite possibly experienced subsidence over the years.

Alternative 3: Voluntary Buyout

Another possible technique used for reducing risks associated with flooding is the initiation of a voluntary buyout program. This mitigation measure is the only sure way to limit damage to structures and the possible loss of life and personal belongings incurred during a flood. This technique has been used very effectively throughout the State. Homeowners initiate the process by requesting the City to apply for buyout funds through the Federal Emergency Management Agency (FEMA). The homeowners are offered fair market price and the homeowners decides to accept or decline the offer. The properties are bought, the structures removed and the properties converted to a flood protected land use, or a natural state, such as a floodplain.

Alternative 4: Structural Improvements

Structural improvements refer to channel and basin construction, levee construction, and dam construction. This technique has proven effective for various cities, assuming qualified professionals have properly researched the structural solution.

National Flood Insurance Program NFIP Compliance

The City currently participates in the National Flood Insurance Program (NFIP). The City has exceeded its required level of participation in the NFIP by adopting this Plan. The City also plans to submit application to FEMA for reduction of insurance premiums through the Community Rating System (CRS) (see Appendix D). The City

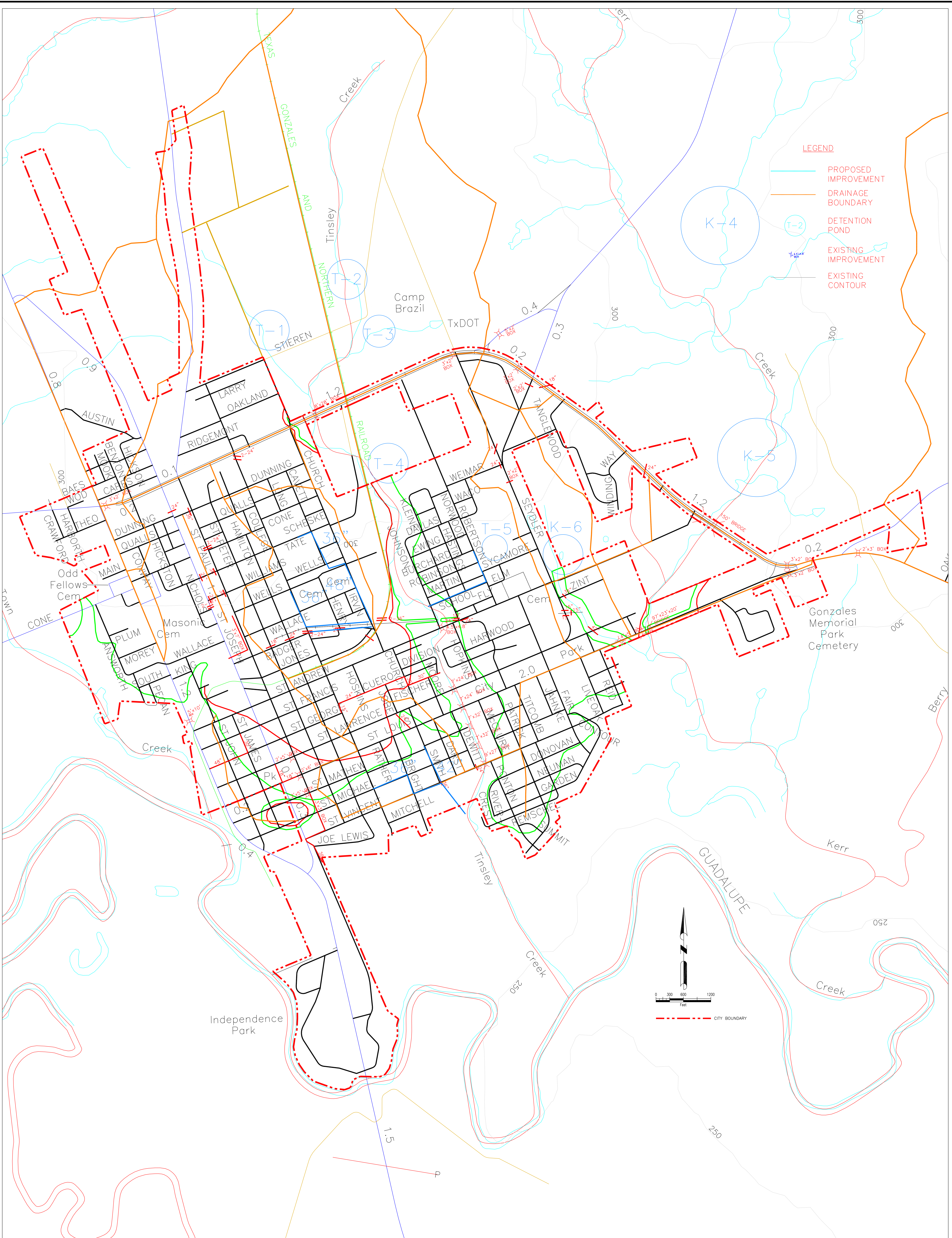
continues to remain active in searching for measures to eliminate or reduce the risks of damage to life and property associated with flooding.

Plan Implementation, Review, and Revision

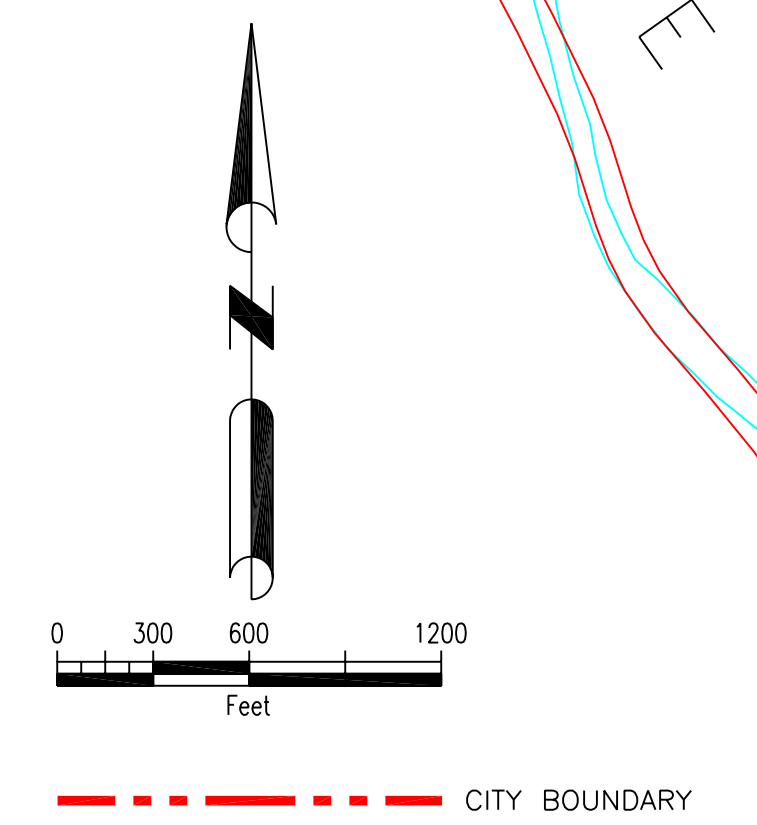
The plan will be subject to review and revisions on a yearly basis. The City will meet with the planning consultant and discuss the results.

SECTION VIII. FORMAL ADOPTION

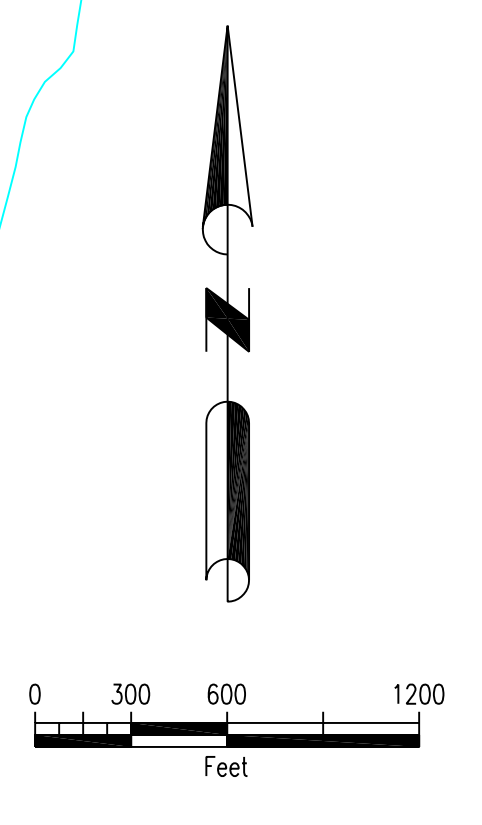
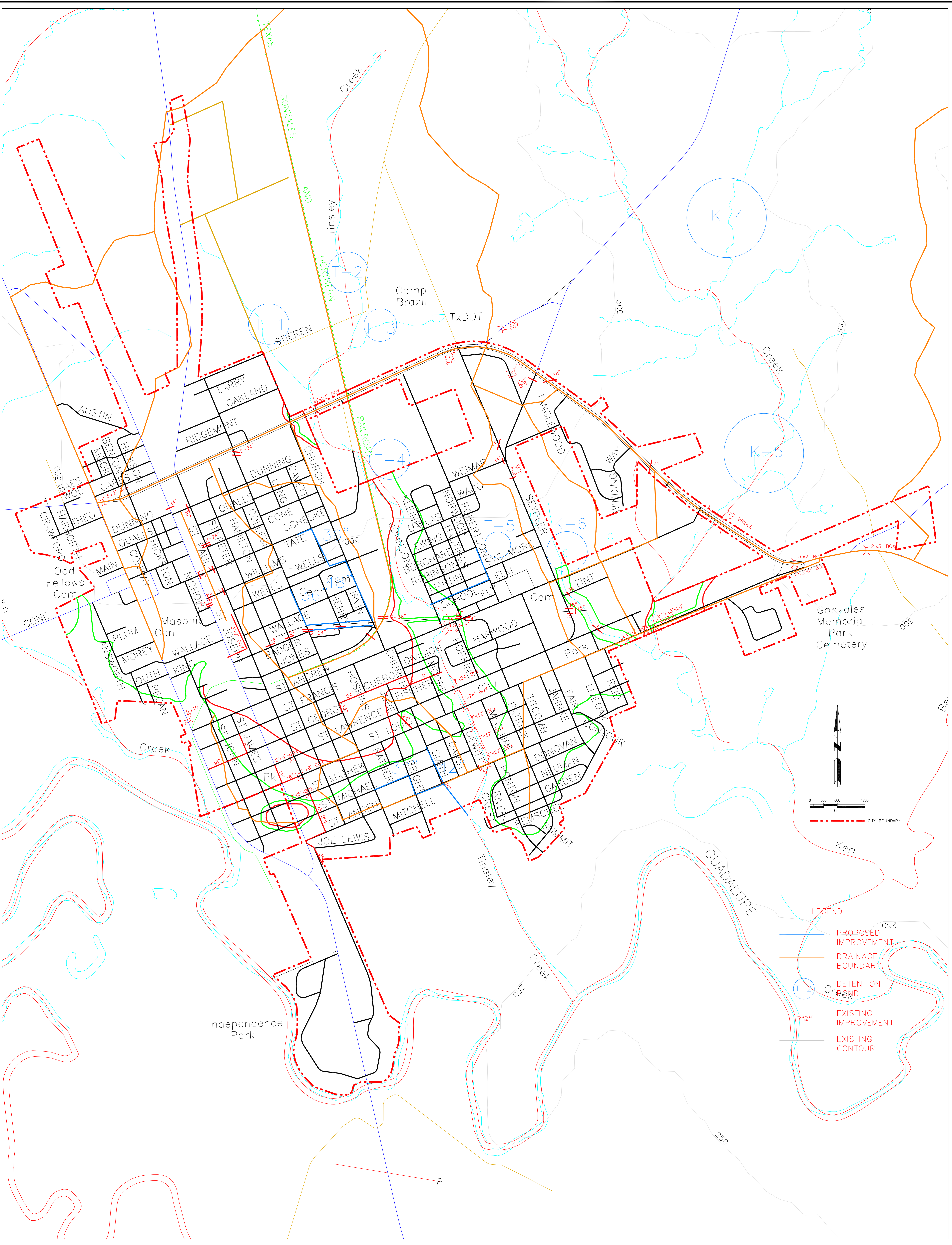
On January 7, 2002, the City formally approved the Flood Preparedness and Mitigation Plan by a unanimous vote. The minutes are attached as Appendix E.



- LEGEND**
- PROPOSED IMPROVEMENT
 - DRAINAGE BOUNDARY
 - T-2 DETENTION POND
 - EXISTING IMPROVEMENT
 - - - EXISTING CONTOUR



No.	Revision	Date Revised



- LEGEND**
- PROPOSED IMPROVEMENT
 - DRAINAGE BOUNDARY
 - (T-2) DETENTION BASIN
 - EXISTING IMPROVEMENT
 - EXISTING CONTOUR

No.	Revision	Date Revised

EXAMPLE 1

SUBDIVISION XYZ

THE PROPERTY WITHIN THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN OF THE CITY OF GONZALES. CERTAIN RESTRICTIONS WILL APPLY TO THE DEVELOPMENT OF THIS PROPERTY.

THE OWNER ASSUMES ALL RISKS ASSOCIATED WITH LOCATING IN A FLOODPLAIN.

EXAMPLE 2

ATTENTION PROPERTY BUYERS:

PLEASE REFER TO THE CITY FLOODPLAIN MAP TO DETERMINE IF YOUR POTENTIAL PROPERTY IS LOCATED IN A FLOODPLAIN. IF SO, CERTAIN RESTRICTIONS WILL APPLY TO THE DEVELOPMENT OF THIS PROPERTY.

THE OWNER ASSUMES ALL RISKS ASSOCIATED WITH LOCATED IN A FLOODPLAIN.

Prepared by

PUBLIC MANAGEMENT, INC.

P.O. Box 1827
Cleveland, Texas 77328-1827
(281) 592-0439

EXHIBIT

F

CITY OF GONZALES
2001 FMA PLANNING PROJECT
SAMPLE SIGNAGE

Public Hearing Attendees

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CITY OF GONZALES

TEXAS WATER DEVELOPMENT BOARD
FLOOD MITIGATION ASSISTANCE

CITY HALL
6:00 P.M.
AUGUST 14, 2001

NAME	ADDRESS	PHONE
Chuck Davis		
Melissa Kilpatrick	City	
Patsy Painter		672-5566
Linda L. Mercer	City	672-2815
Jennifer Campos		672-4730
Russell Grant	City	672-5242
Samuel Lewis	City	

CITY HALL
6:00 P.M.
DECEMBER 12, 2001

NAME	ADDRESS	PHONE
Chuck Davis	Leander	
Kenneth J. Coignet	San Antonio	210 479-3611
Linda L. Mercer	City	672-2815
Robert Campos		672-4730
Jennifer Campos		672-4730
Gilbert Ward	TWDB Austin, Tx	

PUBLIC HEARING MEETING MINUTES FOR
CITY OF GONZALES
FLOOD MITIGATION ASSISTANCE (FMA)
PROGRAM PLANNING PROJECT
AUGUST 14, 2001 AT 6:00 PM

Chuck Davis of Davis Engineering introduced Ken Coignet of Public Management who will be conducting the meeting.

The City of Gonzales has received a grant from the Texas Water Development Board and the Federal Emergency Management Administration (FEMA) for development of a flood mitigation plan. Mr. Coignet has prepared a preliminary flood mitigation plan for the City of Gonzales. With this plan in place, project grants are available that reduce the risk of flood damage to structures insurable under the National Flood Insurance Program (NFIP),

The plan will be used as a means to apply to the Community Rating System (CRS) for NFIP to reduce premiums for flood insurance. The map will be available in the library that will be designated as a flood protection library .

The citizens will need to advise the City of certain locations that have not been addressed on the plan to allow the plan to be updated.

Chuck Davis will perform a complete drainage study on the entire city, noting the effects of floods from drains, creeks. etc.

An ordinance will need to be set up for stream dumping.

Reports/forms for drainage/channel inspections will be made available.

Question on old railroad spur - water from 90A. due to the grade of Wallace Street, (between Church and College Streets) flooding occurs in this area after 1" of rain.

Chuck Davis will put this item on list for drainage study.

Tinsley Creek backs up - detention ponds will be placed north of this area to hold water and allow the water to be let out at a slower rate.

Question on 800 block of St. Vincent Street. water is possibly coming from Junior High. This is a drainage problem, not related to Tinsley Creek. Asked if dirt will be moved that has been placed at St. Vincent Street.

Public Hearing Meeting Minutes
August 14, 2001, 6:00 PM
page Two

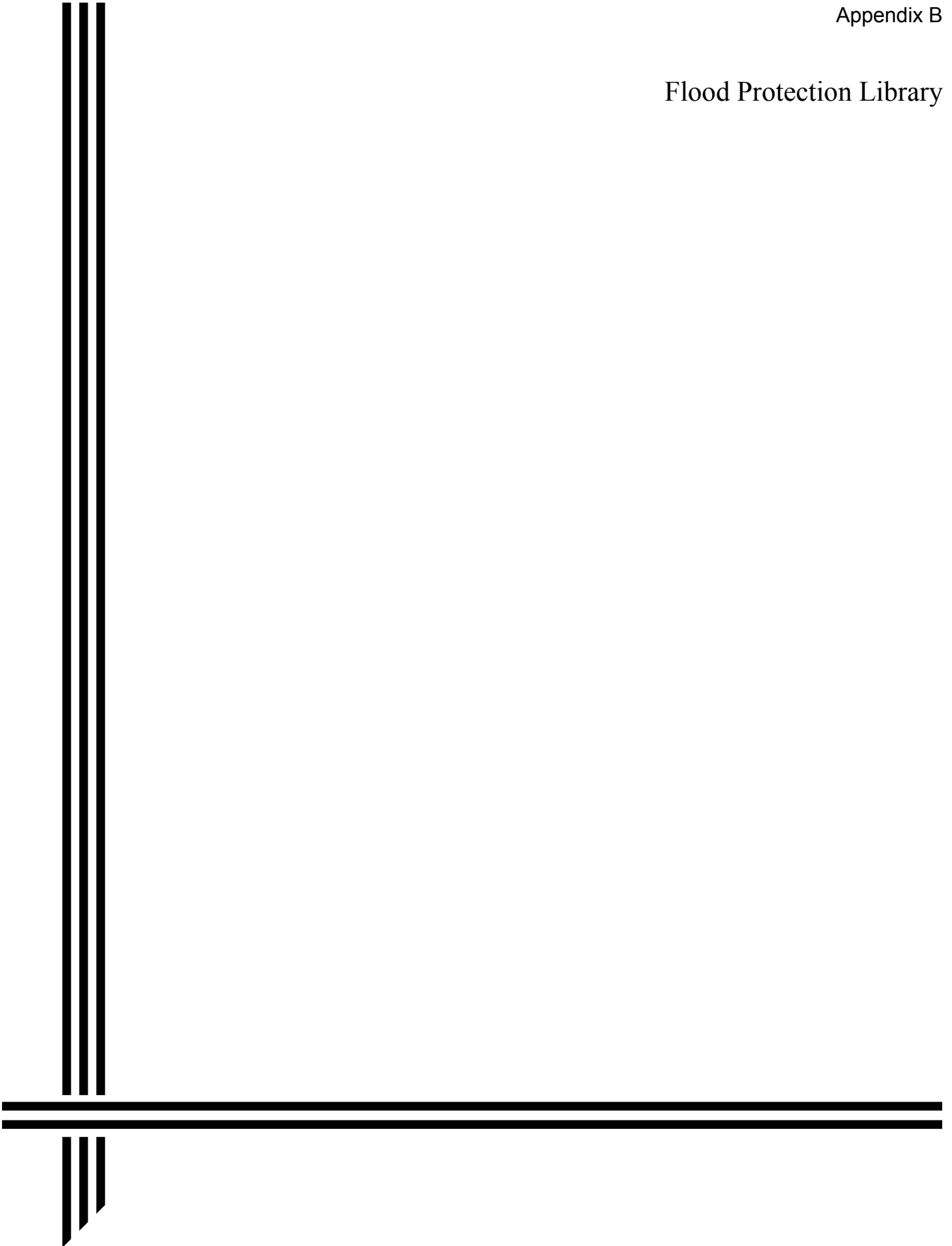
Other projects were mentioned that were available from FEMA. One project is a voluntary buyout program available for the City to act as a liaison between the property owner and FEMA. An independent appraiser will appraise the value and FEMA will offer fair market value on the property. This is an option and may be cancelled anytime prior to closing on the property. Should the owner agree, the property would not be redeveloped in the flood plain.

There are grant monies available for elevations. Currently the requirements are 1' above flood plain on new developments or with 50% renovation. Elevation certificates are required.

Question on how long the process will take. The plan can be completed by next month. Chuck Davis will complete the drainage study. Will have

- to qualify with CRS two weeks prior to acceptance. The Board will review and approve. Then the plan is sent to FEMA. Applying for additional grants will take time for funding on projects designated. At a minimum, possibly one and half years before anything can happen.

Flood Protection Library



FLOOD PROTECTION LIBRARY

This activity's credit points are provided if your local public library contains flood-related documents. For the purpose of CRS credit, "library" means the public library most accessible and most widely used by your residents. In a community with branch libraries, the publications and other documents must be available to all branches, although it is not necessary for each branch to maintain a full set. Credit is not allowed for keeping documents in a city office or location other than a public library. The documents must be entered into the library's card catalog or similar system that allows patrons to find publications related to flooding and flood protection. Some libraries place these documents in the reference library that includes items not cataloged. In such cases, the card catalog still needs an entry under "flood" that could read "See Reference Librarian for materials on flooding and flood protection."

Federal Publications Available for a Flood Protection Library

The following references on protecting a building from flooding are available free from:

U.S. Army Corps of Engineers, ATTN: CECW-PF
20 Massachusetts Avenue, N.W.
Washington, DC 20314

Flood Proofing Techniques, Programs and References, January 1996.
Flood Proofing Systems & Techniques, December 1984.
Flood-Proofing Regulations, EP 1165 3 314, March 1992.
Flood Proofing: How to Evaluate Your Options, July 1993.
Local Flood Proofing Programs, June 1994.

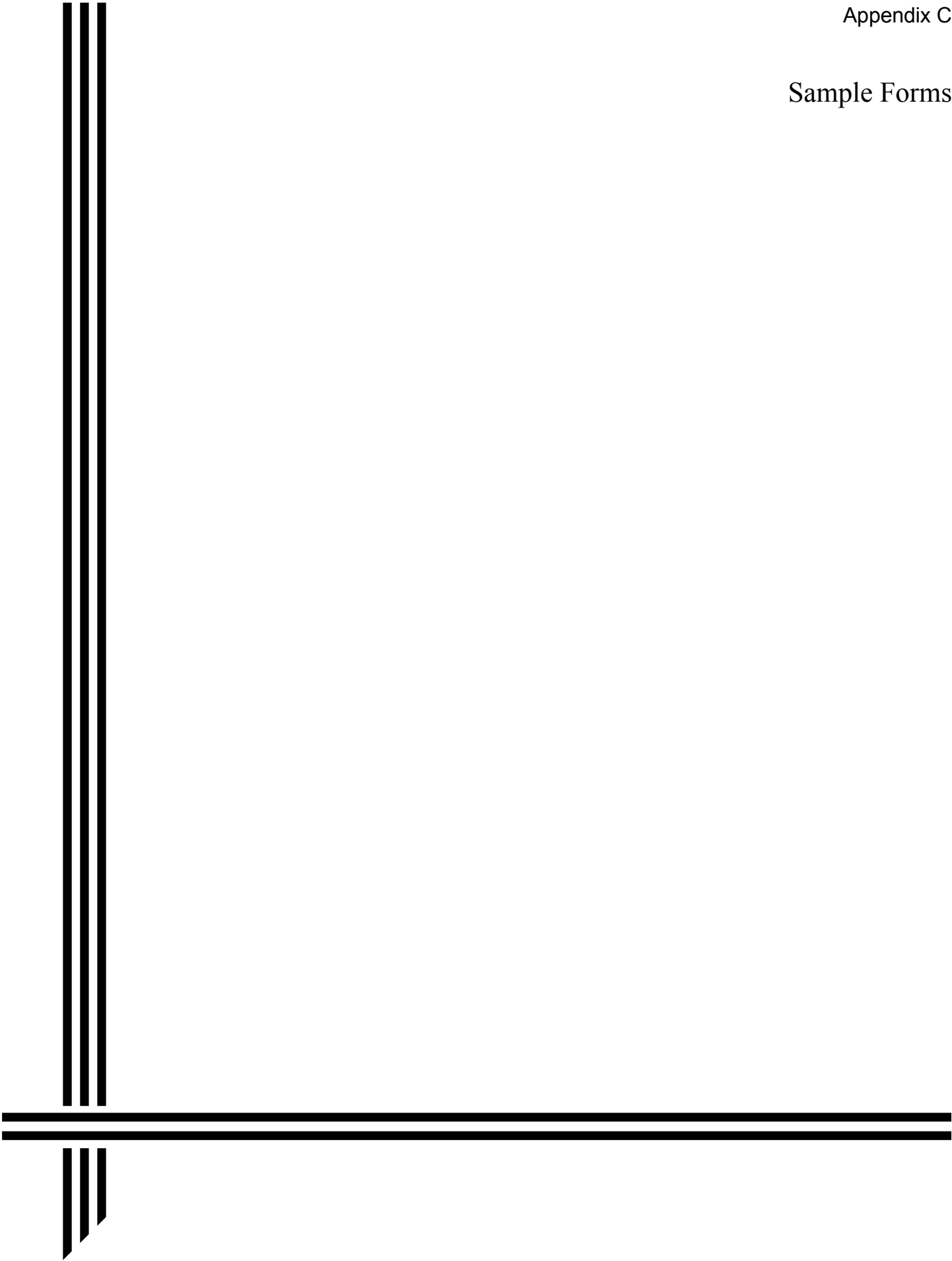
Additional information about the National Flood Insurance Program and other FEMA programs can be accessed on the World Wide Web (<http://www.fema.gov>) or by calling "FEMA FAX" ((202) 646-FEMA). FEMA FAX is a 24-hour service with a voice mail menu that leads the caller through a series of choices and sends a facsimile response to the inquiry. A variety of posters and citizen information materials on the natural and beneficial functions of floodplains and watersheds are being prepared by the Terrene Institute for the U.S. Environmental Protection Agency. Get the latest list from the Terrene Institute at (703) 548-5473.

The Floodplain Management Resource Center

The Floodplain Management Resource Center is located at the Natural Hazards Center in Boulder, Colorado. It houses the nation's largest collection of documents on flood protection and floodplain management. Each document has been categorized and summarized. The summaries have been entered into a computer database that enables Center staff to quickly identify those documents most appropriate for an inquirer's needs. The Center may be contacted by calling (303) 492-6818 between 9:00 and 4:00 Mountain

Time, Monday through Friday, or by writing to the Natural Hazards Center, IBS No. 6, Campus Box 482, Boulder, Colorado, 80309-0482. Upon receiving an inquiry, a Center staff person will review the database and retrieve summaries of those documents that appear most useful. The Center staff person may read excerpts from the document summaries over the telephone or mail printed document summaries to the inquirer. The Resource Center does not send a document to the inquirer, it only tells the inquirer how to obtain a copy. The staff may copy all or portions of a document that are in the public domain (especially those out of print). The cost of answering inquiries, including printing and mailing up to 10 document summaries, is borne by the Center. There is no cost for these services to any caller. The Center may charge a fee for copying a document or providing additional services. The fee is based on the actual cost of duplicating or performing the service. More information on using the Center can be found in the Corps book, *Flood Proofing Techniques, Programs and References*.

Sample Forms



Attachment E

The attached flyer is updated and put in the January water bills every year. They are sent to all water customers in Planton and some outside the City limits.

Spring is Planton's Flood Season

And February -is our Flood Awareness Week. Be prepared: check with the Building Department or the Emergency Manager in City Hall to see if you live or work in a floodplain.

Know our flood warning signals: When you hear a long steady fire siren blowing, turn on your radio and tune to KPLN (780 on your A.M dial) or, if you have cable TV, turn on Channel 33. You may also hear a warning over police car loudspeakers.

If you are in an area subject to flooding or you have to walk or drive through an area that is or will be flooded, follow these safety precautions:

Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to feel your way.

Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive around road barriers; the road or bridge may be washed out.

Stay away from power lines and electrical wires.

The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to the Power & Light Company or the City Emergency Management Office.

Turn off your electricity at the fuse or breaker

~. Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned, and dried.

Look out for animals, especially snakes. Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and scare away small animals.

Look before you step. After a flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been ventilated.

AN ORDINANCE PROHIBITING DUMPING AND DEPOSITING
MATERIAL IN THE RIVERS, CREEKS, AND DITCHES OF
THE CITY OF WATERTOWN.

WHEREAS, the City of Watertown has previously adopted an ordinance prohibiting the throwing of litter and other materials on streets, sidewalks, and other public places; and

WHEREAS, the City of Watertown wants to further prohibit littering or dumping of garbage, refuse, or other materials within its rivers, creeks, and ditches to further protect its drainage system.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WATERTOWN, THAT:

Section 1: Chapter 12- Health and Sanitation of the Watertown City Code is hereby amended by adding a new Section 12-10 to read as follows:

"Sec. 12-10. No person shall throw or place any refuse, paper, trash, glass, nails, tacks, wire, bottles, cans, grass clippings, brush, yard trash, concrete, earthen fill, garbage, containers, or litter or other debris in any ditch, stream, river, or retention basin that regularly or periodically carries surface water runoff. Any persons who deposits any of the above shall remove it or shall cause it to be removed there from immediately."

Section 2: A violation of the foregoing shall be a second degree misdemeanor and punishable per the provisions of State Revised Statutes Ch. 47, para. 12-082 and 12-083.

Section 3: In the event that the City of Watertown deems it necessary to bring civil action to enforce the terms of this Ordinance, the violator shall be responsible for all court costs and attorney fees incurred by the City .

PASSED by the City Council of the City of Watertown, this **17th** day of **October, 20__**.
Ronnie Ivall.
Clerk

APPROVED by me this **17th** day of **October, 20__**.
Richard O'Dell
Mayor

ATTESTED and FILED in my office this **17th** day of **October, 20__**.
Ronnie Ivall.
Clerk

City of Watertown, ST

DRAINAGE PROBLEM REPORT

Date: _____ Inspector: _____
Type of inspection: Post-storm Complaint Routine

Location: (Identify stream or basin name, downstream and upstream streets or reference points, and location of problem. Provide sketch as needed.)

Type of problem: **Trash** **Minor** **Obstruction** **Structural**

Recommended maintenance:

Is equipment needed? - If so, list equipment needed:

-

Date: _____ Right of entry needed?

Work order description:

-

State permit needed? _____ Work order number: _____

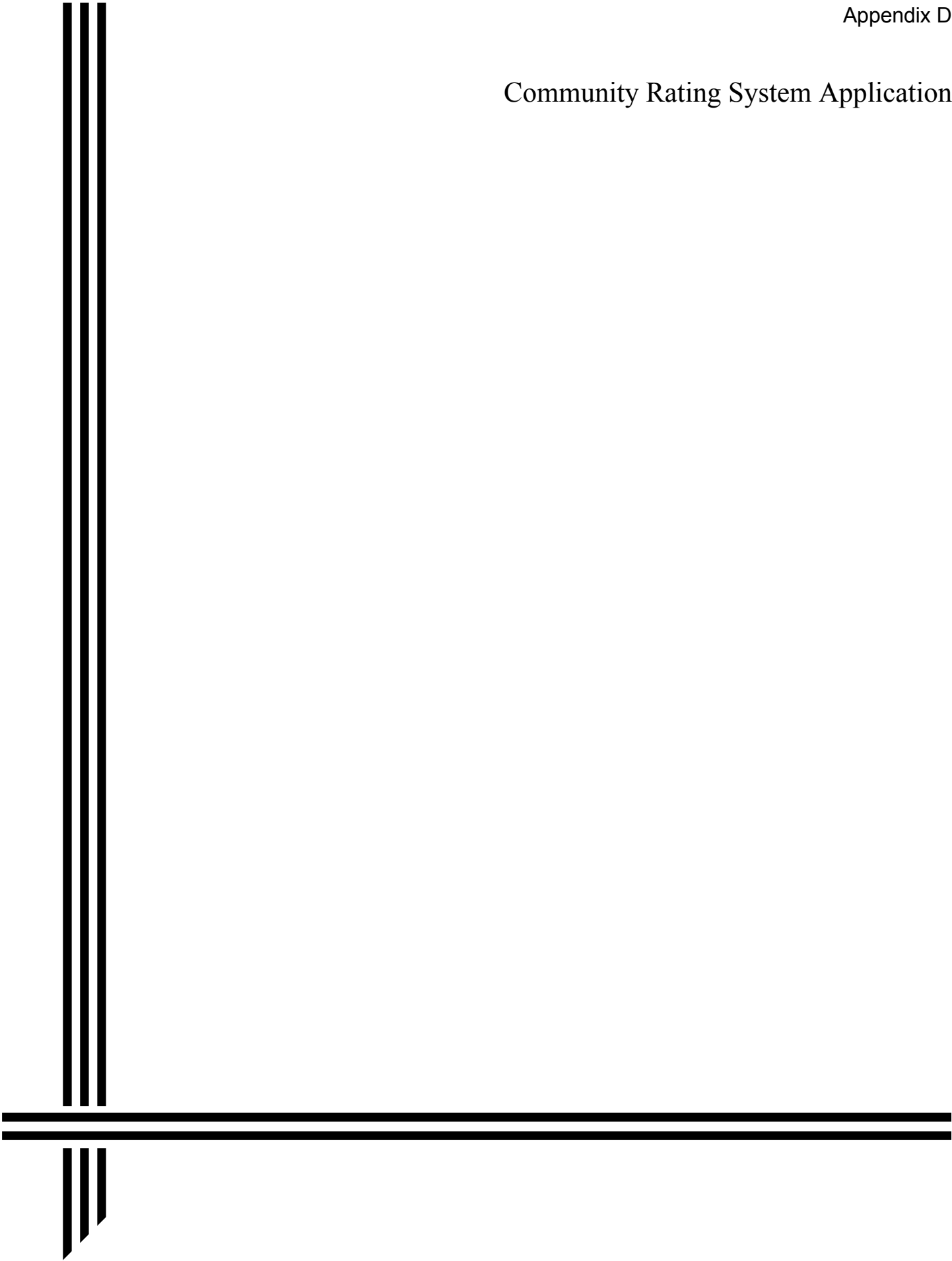
Date: _____ Crew chief: _____

Maintenance performed:

-
Inspected by: _____

Use other side for additional recommendations for this site.

Community Rating System Application



This document was prepared for the Community Rating Task Force by the Insurance Services Office, Inc., with support from French & Associates, Ltd., and the Association of State Floodplain Managers, Inc.

A community interested in more information on obtaining flood insurance premium credits through the Community Rating System (CRS) should have the *CRS Coordinator's Manual*. It and other publications on the CRS are available free from:

Flood Publications
NFIP/CRS
P.O. Box 501016
Indianapolis, IN 46250-1016
(:117) 848-2898
Fax: (317) 848-3578

The Emergency Management Institute (EMI) is a Federal Emergency Management Agency training center located in Emmitsburg, Maryland. It offers five-day courses on:

The Community Rating System,
Digital Hazard Data,
Managing Floodplain Development Through the National Flood Insurance Program, and
Retrofitting Floodprone Residential Buildings.

As noted on pages 24 and 28, CRS credit is provided for graduating from the last two courses. Stipends to cover travel, registration, and rooms are usually available from FEMA. For more information, call EMI at 1-800-238-3358 or your state emergency management agency's training office.

FOREWORD

The Community Rating System (CRS) is a part of the National Flood Insurance Program (NFIP). Flood insurance premium rates are reduced based on a community's CRS classification. In a Class 10 community, there is no premium rate reduction. A community may apply to become a Class 9 or better in order to give its flood insurance policy holders a 5% or better reduction. The best classification is a Class I, which results in a 45% rate reduction.

To receive a classification better than a Class 10, your community must apply to the Federal Emergency Management Agency (FEMA) and document how it is implementing certain creditable floodplain management activities. This *CRS Application* is used to apply for a CRS classification. The credit points listed are based on the average points received by most communities and are considered preliminary.

After you submit your application, you will be contacted by an ISO/CRS Specialist. The Specialist will review your application according to the *CRS Coordinator's Manual*. The *Coordinator's Manual* is a separate document that includes detailed explanations of the creditable activities and the algebraic formulae for calculating your verified or final credit points. This *CRS Application* can only be used for a community's first application. The activity worksheets in the *Coordinator's Manual* are used for modifying an application later.

NOTE: FOR THE SAKE OF BREVITY, THIS CRS APPLICATION DOES NOT INCLUDE ALL OF THE INFORMATION ON CREDITING ACTIVITIES THAT IS CONTAINED IN THE MORE DETAILED CRS COORDINATOR'S MANUAL. The section numbering matches the numbering in the Coordinator's Manual, so some section numbers are missing from this publication.

This *CRS Application* discusses only the documentation that is submitted with your initial application. The *Coordinator's Manual* and your ISO/CRS Specialist will explain additional materials that are needed for the verification visit and that are submitted annually to document continued implementation of the activities.

Some of the activities may appear to have relatively low scores. This *CRS Application* intentionally provides lower credit points for the more complicated activities where it is difficult to communicate the CRS credit criteria. The ISO/CRS Specialist or a technical reviewer will calculate the correct verified score based on the documentation submitted. You are encouraged to review the more detailed credit criteria in the *CRS Coordinator's Manual* before you submit your application.

Where to start: Pages 1 through 3 provide a summary of the Community Rating System. If you have seen the 13-minute video on the CRS, you may want to skip this section and begin on page 4.

For more information: Additional publications are listed in Appendix B on page 51. Technical assistance can be obtained from your FEMA Regional Office (see page 49), State NFIP Coordinator, or ISO/CRS Specialist.

100 INTRODUCTION

Background: Communities that regulate new development in their floodplains are able to join the National Flood Insurance Program (NFIP). In return, the NFIP provides federally backed flood insurance for properties in participating communities.

Today over 18,500 communities are in the NFIP. There are over 4 million policies in effect and over \$8 billion have been paid in flood insurance claims since 1978. The NFIP is one of the nation's largest programs to manage floodplain development and help pay for repairs to flooded properties.

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities.

CRS Classes: The reduction in the insurance premiums is in the form of a CRS classification. There are 10 classes, each providing an additional 5% premium rate reduction for properties in the community's mapped floodplain: Class 10 receives no premium reduction, Class 9 receives 15%, Class 8 receives 10%, etc. In addition, classes 1-9 all provide a 5% reduction for properties outside of the floodplain.

A community's class is based on the number of credit points it receives for its floodplain management activities. A community that does not apply for the CRS, or applies but does not obtain the minimum number of credit points, or fails to continuously implement the credited activities, is a Class 10 community.

Application: Community participation in the CRS is VOLUNTARY. Any community in full compliance with the rules and regulations of the NFIP may apply for a CRS classification better than Class 10. To date, over 900 communities are participating as CRS class 9 or better.

To apply, a community submits documentation that it is implementing floodplain management activities recognized in the *CRS Coordinator's Manual*. The submittal uses worksheet pages included in the *CRS Application* and includes additional materials appropriate for each activity.

It is important that the community submit correct and complete materials to show what it is doing. Only through a review of the submitted documentation can the credit be verified.

A CRS application is submitted to the community's ISO/CRS Specialist (see page 57). The ISO/CRS Specialist is an employee of the Insurance Services Office, Inc. (ISO). ISO works on behalf of FEMA and the insurance companies to review CRS applications, verify the communities' credit points, and perform program improvement tasks. A copy may also be sent to the Regional Office of the Federal Emergency Management Agency (FEMA) and the state NFIP Coordinator.

No fee is charged for a community to apply for participation in the CRS. The only costs the community incurs are those of implementing creditable floodplain management activities and the staff time needed to prepare the CRS application. All CRS publications and software are available at no cost by using the order form on page 53.

Verification: FEMA and the State NFIP Coordinator send their comments on the application to the ISO/CRS Specialist. The ISO/CRS Specialist reviews the community's application documents to confirm that there are enough credit points to warrant a Class 9 or better. If so, a verification visit is scheduled. During the visit, the community's program is reviewed in detail and verified both in the office and in the field. The ISO/CRS Specialist submits the findings to FEMA.

FEMA sets the credit to be granted and notifies the community, the state, insurance companies, and other appropriate parties. The community's CRS classification takes effect on either April 1 or October 1 whichever comes first after the community's program is verified.

Each year the community must recertify that it is continuing to perform the activities that are being credited by the CRS. Recertification is an annual activity that includes copies of projects conducted during the year, progress reports, and similar items that document continued implementation of the credited activities. Every few years, the community must also verify its program again. This is done on a cyclical basis and involves another verification visit.

Community Responsibilities: As part of its application, the community's Chief Executive Officer (CEO) must designate a staff person as the CRS Coordinator. The Coordinator is the point of contact for FEMA and the ISO/CRS Specialist on CRS matters. The CRS Coordinator should be someone familiar with the operation of all community departments that implement the credited activities.

Once it has submitted its CRS application, a community must continue to implement its credited activities to keep its classification. Specifically, a community is responsible for:

cooperating with the ISO/CRS Specialist and the verification procedures,
recertifying each year that it is continuing to implement its activities,
submitting the appropriate documents with its recertification,
advising FEMA of modifications in its activities,
maintaining elevation certificates, other permit records, and old Flood Insurance Rate Maps forever ,
maintaining other records of its activities until the next verification visit, and
participating in the cycle verification process.

Communities will receive periodic updates to the *CRS Coordinator's Manual* and other CRS materials. They are encouraged to order other background publications, attend CRS workshops, and ask their ISO/CRS Specialists for help in understanding the CRS credit criteria for their current and planned activities.

CRS Activities: There are 18 floodplain management activities credited by the Community Rating System, organized under four series:

300 Public Information

400 Mapping and Regulations

500 Flood Damage Reduction

600 Flood Preparedness

Activity 310 (Elevation Certificates) is required of all CRS communities. Designated repetitive loss communities must undertake certain activities as explained on pages 33-34. The rest of the activities are optional.

Communities should prepare and implement those activities that best deal with their local problems, whether or not they are creditable under the CRS. They may already be implementing several activities that deserve CRS credit.

Often a community wants to undertake a new floodplain management activity for CRS credit. In such cases, all of the benefits of the activity should be weighed in order to determine whether it is worth implementing. Besides insurance premium reductions, benefits that should be considered can include increased public safety, reduction of damage to property and public infrastructure, avoidance of economic disruption and losses, reduction of human suffering, and protection of the environment.

Many communities can qualify for "uniform minimum credit," whereby a state or regional agency can apply for a CRS activity that it is implementing on behalf of its communities. For example, some states have disclosure laws that are creditable under Activity 340 (Flood Hazard disclosure). Any community in those states will receive those credit points when it applies for CRS credit and demonstrates that the law is effectively implemented within its jurisdiction.

The *CRS Coordinator's Manual* is not a federal regulation or a model with design standards for local floodplain management. The *Manual* is a tool that describes methods of calculating credit points for various community activities. The fact that the CRS does not provide a direct credit for some activities does not mean that they should not be implemented by communities that need them.

The CRS welcomes innovative ways to prevent or reduce flood damage. Communities that are implementing floodplain management activities not listed in the *CRS Coordinator's Manual* are encouraged to request a review to determine if they should be credited.

CRS Publications: This CRS Application provides summary information that is spelled out in more detail in the *CRS Coordinator's Manual*. Additional guidance is provided in other publications listed in Appendix B on pages 51-55.

All CRS materials use the same numbering system. All of them use the following terms and acronyms:

ISO/CRS Specialist: The person who reviews and verifies your application, and is also available to help you with questions on these materials.

FIRM: Flood Insurance Rate Map, published by FEMA and provided to communities.

SFHA or Special Flood Hazard Area: The floodplain delineated on the FIRM as A and V Zones.

CEO or Chief Executive Officer: The mayor, county board chair, city manager, or other person of equivalent position.

210 REQUESTING CRS CREDIT

Application for a CRS classification is voluntary. Preapplication activities are covered in Section 211 and the application documents needed are explained in Section 212. If you do apply, you are required to submit all of the application documents needed, including application for credit under Activity 310 (Elevation Certificates). Repetitive loss communities are also required to submit additional materials as explained on pages 33-34.

211 Credit Prerequisites

a. Application Prerequisites: There are two prerequisites to applying to become a Class 9 or better community. First, The community must have been in the Regular Phase of the NFIP for at least one year. Second The community must be in full compliance with the minimum requirements of the NFIP. If a CRS community is determined at any time to not be in full compliance, it will revert to a CRS Class 10.

Your application must include a letter from the FEMA Regional Office stating that your community is in full compliance with the NFIP. (The Regional Offices are listed on page 49.) The letter must have been written no earlier than six months before your application is submitted. The Regional Office or State NFIP Coordinator may need to visit your community if they have not been there recently. If so, your application cannot be submitted until the visit is conducted and FEMA confirms the community's full compliance.

b. Class 7 Prerequisite: While not this does not affect your application, you should be aware that in order to be a Class 7 or better, your community must have received a classification of 6 or better under the Building Code Effectiveness Grading Schedule (BCEGS). Both BCEGS classifications (residential/personal and commercial) must be at least a Class 6 or better .

The Building Code Effectiveness Grading Schedule is administered by the Insurance Services Office, Inc. (ISO). It measures a community s building code standards as they relate to natural hazard mitigation and how the community administers its code. More information about BCEGS can be obtained from your ISO/CRS Specialist (see page 57).

c. Application Information: You MUST check with your FEMA Regional Office (listed on page 49) to obtain information important to your application. Ask the following questions:

1. Is your community in full compliance with the NFIP? If so, ask for a letter of confirmation. You cannot apply for a CRS classification until the FEMA Regional Office provides the letter. You may have to wait for the Region or the State Coordinator to conduct a community visit.
2. What parts of the application are submitted to the Regional Office and the State NFIP Coordinator? Some FEMA Regions and State Coordinators will want the entire application and some will want to review only certain parts. In any case, the entire application is submitted to the ISO/CRS Specialist. See also " Application Submittal" on page 8.
3. Is your community a repetitive loss community? If so, ask for the FEMA repetitive loss list so that you can meet the requirements of Sections 501-503 and Activity 510 (Floodplain Management Planning) on pages 33-37
4. How many credit points will you receive for your state's dam safety program under Activity 630 (Dam Safety)? Enter this number in the blank before Section 631.a on page 45.

5. What is the U .S. Census growth rate for your county? Enter this number in the blank before 711.a on page 46.

The Regional Office can tell how many NFIP policies are in your community, how much flood insurance coverage is provided, and what are the annual premiums paid. This information is not required, but it will help determine the monetary impact of your participation in the CRS.

You may also want to call your ISO/CRS Specialist (see page 57) and discuss your application. The Specialist can provide advice on helpful hints, common mistakes to avoid, how neighboring communities have handled certain activities, and possible timing of the verification visit.

212 Application Documents

A complete application must include the appropriate worksheet pages from this *CRS Application* and the documents that must be submitted with them as noted in the Application Documentation section for each activity. No credit is given if your application is incomplete.

This document includes two sets of worksheet pages. One set is with the text on pages 7-47; use it for notes and to figure your credit points and needed documentation. The second set of worksheet pages is at the end; it has no page numbers. Once you have decided what you are going to apply for, fill out the appropriate pages from the second set and submit them with your formal application.

Application Cover Page: On page 7 is the application cover page that includes data needed about your community. It should be the first page of your application. The following notes explain Sections 1 through 8 on the cover page. All of these items must be included with your application package.

1. Your NFIP number and "FIRM Effective Date" are found on the legend of your FIRM. The latter is usually the date of conversion to the Regular Program of the NFIP. The "Current FIRM Date" is the date on the FIRM Index Map.

2. Your Chief Executive Officer (CEO) is your mayor, county board chair, city manager, or other person of equivalent position. Your CEO must designate your community's CRS Coordinator. The CRS Coordinator coordinates the application work of the various departments and offices performing the activities for which credit is being requested. This person serves as the liaison between the community and FEMA and the ISO/CRS Specialist on CRS matters.

The CRS Coordinator need not be the person who normally handles NFIP activities. The program will be best managed when the CRS Coordinator can speak for the CEO, e.g., an assistant city manager. The CRS Coordinator should attend all CRS workshops. This person should know the operations of all community departments that deal with floodplain management and public information. The CRS Coordinator must coordinate the application process and know where to obtain the documentation needed for each activity.

3. As noted in Section 211 on page 4, your application must include the letter from your FEMA Regional Office stating that your community is in full compliance with the NFIP. The letter must be dated no more than six months before your application date.

4. Check each activity for which you are applying. Your application must include completed copies of the appropriate worksheet pages of this *CRS Application* and the documentation that is required for each activity. See "Worksheet Pages" on page 8.

Two spaces are already checked because they are required of every application. Activity 310 (Elevation Certificates) is a minimum requirement for participation in the CRS. You must complete and submit the worksheet page for Activity 310. The worksheet page for 720 (Community Total Points) is also required to show your total points. You may apply for any of the other activities, as long as all of your activities add up to 500 points or more.

5. As noted on page 4, you must check with your FEMA Regional Office to see if you are a repetitive loss community. If FEMA tells you that you have one or more repetitive loss properties, you must obtain the list of properties from FEMA, read Sections 501-503 and complete the two worksheet pages for Sections 500-503 on pages 33-34. Category C communities (those with more than 10 repetitive loss properties) must also apply for Activity 510 (Floodplain Management Planning).

6. The National Flood Insurance Act, as amended in 1973, requires "the purchase of flood insurance by property owners who are being assisted by federal programs or by federally supervised, regulated or insured agencies or institutions in the acquisition or improvement of land or facilities located or to be located in identified areas having special flood hazards." This requirement is also explained on page 14.

As a property owner, a local government is subject to this law as well. If your community received federal financial assistance for a community-owned building in the floodplain, you are required to maintain flood insurance on that building. Examples of federal financial assistance you may have received include Environmental Protection Agency grants to improve wastewater treatment plants, Community Development Block Grants, and FEMA disaster assistance for damaged buildings.

Your CEO must certify that you have all the flood insurance policies that you have been required to have. The CRS is not concerned with past lapses in flood insurance coverage. What counts is that NFIP insurance is in effect when you apply and is kept in the future. The CRS Coordinator should make every effort to determine the community's legal requirement for flood insurance.

7. Your CEO must certify that your community is actually implementing the activities in your application. This certification does NOT mean that you will START doing them; it means that your community IS doing them as of the date of your application. With this certification, you do not need to submit certifications for individual activities or "certified true copies" of ordinances or other documents, although some activities require certifications by registered professional engineers.

This *CRS Application* contains examples of certifications and ordinance language. It is recommended that all certifications and proposed ordinances be reviewed by your attorney or corporation counsel.

8. The cover page must be signed by your community's CEO. This form cannot be signed by a department head or other staff person.

210 CRS APPLICATION COVER PAGE

1. Community Name: _____ State: _____
Application Date: _____, 20__ County: _____ BCEGS: __ / ____:
NFIP Number: _____ FIRM Effective Date: _____, 20__
Population: _____ Current FIRM Date: _____, 20__

2. Chief Executive Officer: _____ CRS Coordinator: _____
Name: _____
Title: _____
Coordinator's Telephone: _____ Fax: _____

3. Attached is our letter from FEMA stating that we are in full compliance with the minimum requirements of the National Flood Insurance Program.

4. Attached are copies of the appropriate CRS Application worksheet pages and the needed documentation to apply for the following activities (check the ones that apply):

- | | |
|--|---|
| <input type="checkbox"/> 310 Elevation Certificates | <input type="checkbox"/> 440 Flood Data Maintenance |
| <input type="checkbox"/> 320 Map Information | <input type="checkbox"/> 450 Stormwater Management |
| <input type="checkbox"/> 330 Outreach Projects | <input type="checkbox"/> 510 Floodplain Management Planning |
| <input type="checkbox"/> 340 Hazard Disclosure | <input type="checkbox"/> 520 Acquisition and Relocation |
| <input type="checkbox"/> 350 Flood Protection Library | <input type="checkbox"/> 530 Retrofitting |
| <input type="checkbox"/> 360 Flood Protection Assistance | <input type="checkbox"/> 540 Drainage System Maintenance |
| <input type="checkbox"/> 400SH Special Hazard Areas | <input type="checkbox"/> 610 Flood Warning Program |
| <input type="checkbox"/> 410 Additional Flood Data | <input type="checkbox"/> 620 Levee Safety |
| <input type="checkbox"/> 420 Open Space Preservation | <input type="checkbox"/> 630 Dam Safety |
| <input type="checkbox"/> 430 Higher Regulatory Standards | <input type="checkbox"/> 710 Community Growth Adjustment |
| <input type="checkbox"/> 430LZ Low Density Zoning | <input type="checkbox"/> 720 Community Total Points |

5. Check which applies: There are no repetitive loss properties in our community.
 Attached are the two worksheet pages for Sections 500-503 (Repetitive Loss Areas).

6. I hereby certify that to the best of my knowledge and belief, we are maintaining in force all flood insurance policies that have been required of us as a condition of federal financial assistance for insurable buildings owned by us and located in the Special Flood Hazard Area shown on our Flood Insurance Rate Map.

7. I hereby certify that _____ [community name] is implementing those activities designated on the attached pages. We will continue to implement these activities and will advise the Federal Emergency Management Agency if any of them are not being conducted in accordance with this application.

8. Signed: _____ (Chief Executive Officer)

Worksheet Pages: Each activity has one or more pages that explains the credit points and/or a worksheet page (the one with the space at the top for the community's name). Enter the appropriate credit points in the blanks in the left column of the worksheet page. The credit points are added and the total points for each activity are transferred to page 47.

The last section of each activity is the Application Documentation section. You must check off the documentation that is needed with the application and you must check that those items needed for verification will be provided during the verification visit. Attach the documentation needed with the application to the worksheet page for that activity. Mark the margins to show where the credited element is covered. Your ISO/CRS Specialist will explain any additional documentation that may be needed for the verification visit or your annual recertification.

213 Application Procedures

a. Application Submittal: Ask your FEMA Regional Office or ISO/CRS Specialist about who gets what parts of the application. A complete application (appropriate worksheet pages and all needed documentation) is sent to your ISO/CRS Specialist.

All or parts of the application are sent to the FEMA Regional Office, Attn: Director, Mitigation Division, and to your State NFIP Coordinator. The FEMA Regional offices are listed in Appendix A, page 49. They or the ISO/CRS Specialist can provide the name, address, and telephone number of your State NFIP Coordinator .

Your application will be returned under the following circumstances:
If your community is not in full compliance with the NFIP ,

- If your application is incomplete, or
- If your application does not have the 500 points needed to warrant a Class 9.

b. Application Review: CRS classifications take effect on April 1 and October 1 of each year. Although you may apply for a CRS classification at any time, you should be aware of the time needed to process and review the application.

The ISO/CRS Specialist and FEMA Regional Office will need approximately one month to conduct the application review. Once the application review confirms that your community should have the 500 points needed for a Class 9, the ISO/CRS Specialist schedules a verification visit. This visit must be held within six months of receipt of a complete application.

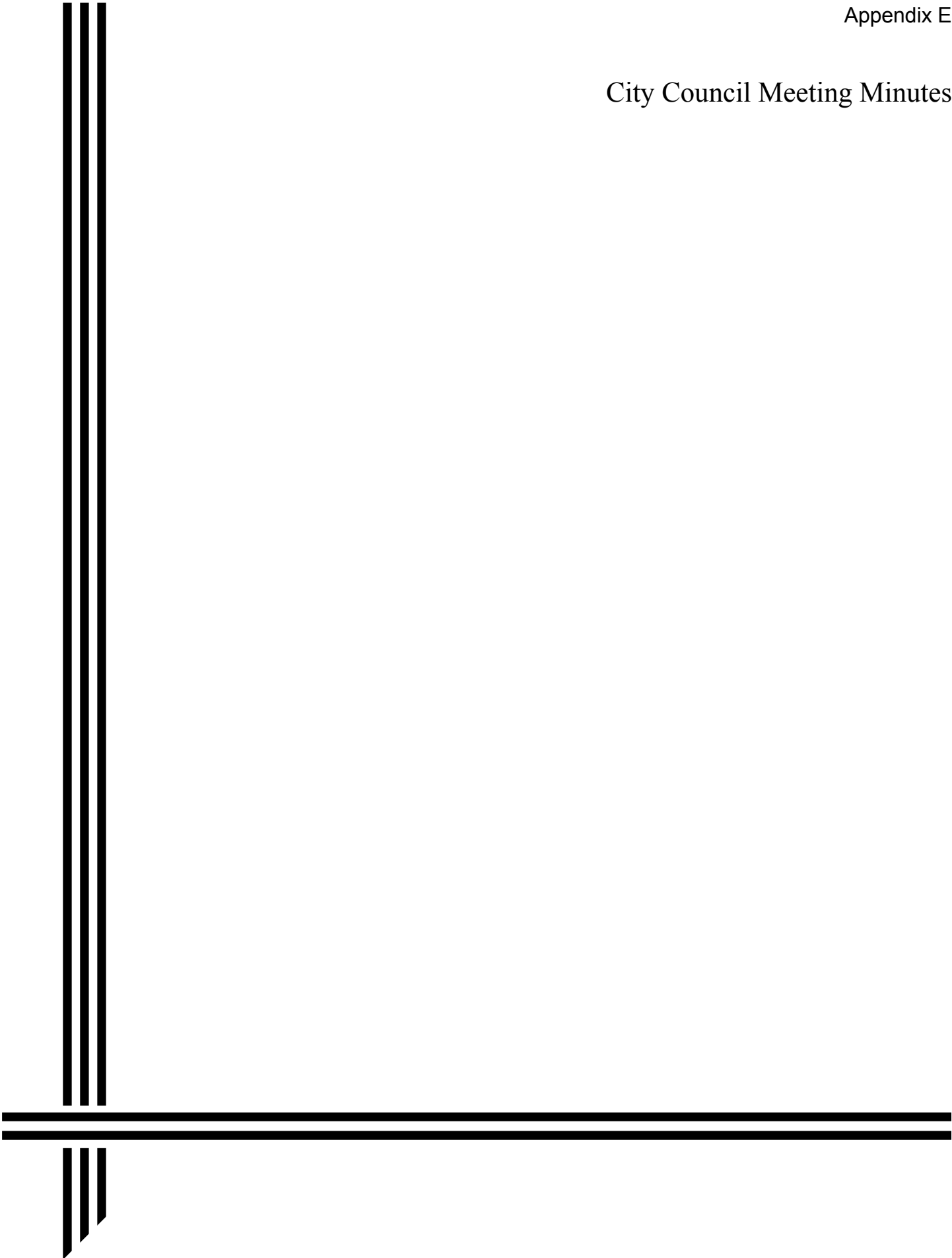
During the verification visit, the ISO/CRS Specialist will review your activities according to the scoring criteria in the *CRS Coordinator's Manual*. For example, a random sample of your elevation certificates will be checked to see if they are complete and correct. Your credit points could increase or decrease based on these reviews and the more accurate scoring formulae in the *Coordinator's Manual*.

After the verification visit is complete and all needed documentation has been received, FEMA and ISO need another three months to review, double check, and confirm the ISO/CRS

Specialist's verification report. Once FEMA confirms your community's classification, it sends a notice to your CEO and the insurance companies. This must be done before January 1 and July 1 in order to give the insurance companies three months to distribute the community classification lists that take effect on April 1 and October 1.

Therefore, it takes 5-9 months for FEMA and ISO to review, verify, and double check the application and then to advise the insurance companies of the new classification. The insurance companies need an additional 3 months to advise their agents. Accordingly, your CRS classification will take effect on the April 1 or October 1 approximately 8-12 months after you submit your application.

City Council Meeting Minutes



**CITY OF GONZALES
CITY COUNCIL MEETING
GONZALES MUNICIPAL BUILDING
820 ST. JOSEPH STREET
MEETING MINUTES
JANUARY 7, 2001
6:00 PM**

Members Present:

Mayor: Bobby G. O'Neal

Council Members: Steve Hendershot, Russell Grant, Mary Anne Mac
Lean, Robert A. Logan

Others: Buddy Drake, City Manager; Melissa A. Kilpatrick, City

Secretary

Members Absent:

Others: Jackie Williamson, City Attorney

Meeting was called to order at 6:00 PM by Mayor O'Neal.

A motion was made by Robert Logan and seconded by Mary Anne Mac Lean to approve the minutes of the December 3, 2001 and January 3, 2002 meetings. The motion was approved by unanimous vote.

No report for grant related business.

Mayor O'Neal opened the public hearing regarding Flood Mitigation Assistance (FMA) Program Planning Project funded by FEMA and the Texas Water Development Board. Ken Coignet, Planner for Public Management, addressed the Mayor and Council Members about the progress of the project. A mailing to all residents in the floodplain was sent explaining the project prior to holding two public hearings. A draft plan was presented at the public hearings and suggestions and comments were taken. A plan has been completed that will assist the City in completing a Community Rating System program designed to reduce flood insurance premiums in the City. The plan will also allow the City to be eligible for flood mitigation grants for drainage improvements.

Chuck Davis of Davis Engineering, addressed the Mayor and Council Members regarding the drainage basins within the City. The main focus was the use of detention ponds at Tinsley and Kerr Creeks. Council Member Mac Lean asked for an explanation of the design and control of the releasing of water from the ponds. The ponds would be similar to stock tanks when empty with grass bottoms. A pipe placed at the bottom of the pond would release water at a controlled rate. Council Member Logan asked if land would need to be purchased for construction of the ponds. The land would be obtained by easement or purchase.

Brad Kittel, citizen, addressed the Mayor and Council Members in regards to College and Badger Streets. He questioned if the streets would be torn up after paving to correct the drainage problems. Mr. Kittel stated that two miles of roadway have flooding problems and 95% of the water is flowing to College Street.

Mayor opened the public hearing regarding redistricting for City Council Districts. Rudy Ruiz addressed the Mayor and Council Members reviewing the process leading to tonight's meeting. In a previous public hearing and workshop, Council Members wanted to streamline the district lines. Plan 8 along with population totals were distributed for review. The changes worked out fine and the districts have balanced.

Brad Kittel, citizen, addressed the Mayor and Council Members regarding flooding and drainage issues associated with paving streets contributing to problems south of Wallace on College and feeding water down Wallace rather than to Church. Information was shown to Mayor and Council Members for review. Mr. Kittel stated that 10 families are being effected by the paving process. Water from Wallace runs to College Street rather than Church Street. Mr. Kittel suggested that monies should be spent to correct drainage problems instead of paving, curbing, and gutters.

Council Member Hendershot stated that the City has adopted an ordinance stating that the natural flow of water cannot be altered. Questioned Mr. Kittel about a mound of gravel placed on property known as the cotton warehouse.

Mayor O'Neal asked Chuck Davis to review the high point in the cemetery east to Church to confirm direction of water flow, confirm curb elevations, and take shots at locations. Mayor O'Neal also directed for Mr. Davis to check on the dirt piled at the cotton mill.

Buddy Drake, City Manager, addressed the Mayor and Council Members of entities' agreements/request for funding to be considered in the budget for April 1, 2002 through March 31, 2003. The following organizations were represented and addressed Council:

- a. Gonzales County Mental Health Advisory Board - Carol DuBose - requested same amount as last year.
- b. Tourism Committee - Nancy Logan - requested \$49,200
- c. Chamber of Commerce - Barbara Hand - requested \$6,500 to support tourism
- d. J.B. Wells House - _____ requested
- e. Gonzales Pioneer Village - Larry Finch - requested \$9,400

Mayor O'Neal stated that these amounts and monies for other entities would be discussed and considered during the budget workshops that will be scheduled.

Buddy Drake addressed the Mayor and Council Members regarding a request by Tom Ramzinsky to declare where his mother's house is located on Water Street as surplus

property. Mr. Ramzinsky was not in attendance when this item was called and it was suggested that the item be tabled. Shortly thereafter, Mr. Ramzinsky did arrive. Mr. Drake advised Mr. Ramzinsky of Council's decision to table the item. Council Member Mac Lean asked Mr. Ramzinsky if he had power of attorney for his mother's property. Mr. Ramzinsky stated that he did not, but he would secure power of attorney. Council Member Logan asked who paid taxes on the property. He stated that taxes were removed from the property due to the home being on City property. Mr. Ramzinsky stated that the home could not be used for collateral due to not having a clear title. Council Member Mac Lean reiterated that power of attorney be obtained and to request to be placed again on the agenda.

Linda Mercer, Director of Finance, Administration, and Grants, addressed the Mayor and Council Members and distributed the proposed budget for April 1, 2002 through March 31, 2003. The budget is for \$15.9 million, a 15.4% increase from last year. One hundred percent of the increase is for grants being worked on through the City. This year's proposed budget is just the "nuts and bolts"; the miscellaneous information has been left out. Mrs. Mercer stated that if this information were needed, she would make copies.

Workshop dates were scheduled for January 15 through January 17 (Tuesday through Thursday) at 6:00 PM. The time for each workshop is 6:00 PM to 9:00 PM. The three dates will be scheduled, but if not all are needed, they can be cancelled.

Motion was made by Mary Anne Mac Lean and seconded by Steve Hendershot to approve the budget workshop dates scheduled for January 15, 2002 through January 17, 2002. The motion was approved by unanimous vote.

Barbara Friedrich, Main Street Administrator, addressed the Mayor and Council Members to consider the reappointment of John Lamprecht, Dawn O'Donnell, Suzanne Sexton, Susan Behrendt, and Peggy Barnett as Board of Directors for the Gonzales Main Street Advisory Board. Their terms will be for two years beginning January 1, 2002 through December 31, 2003.

Motion was made by Mary Anne Mac Lean and seconded by Robert Logan to approve the reappointment of John Lamprecht, Dawn O'Donnell, Suzanne Sexton, Susan Behrendt, and Peggy Barnett as Board of Directors to the Gonzales Main Street Advisory Board for a term of two years, January 1, 2002 through December 31, 2003. The motion was approved by unanimous vote.

Robert Berger, Director of Community Services, addressed the Mayor and Council Members to approve the reappointment of John Shuler, Eugene Smith, and Tim Gescheidle as Board Members to the Zoning Commission. The terms for appointment will be January 1, 2002 through December 31, 2003. Sam Turk requested not to be reappointed, so a vacancy is left on the Zoning Commission.

Motion was made by Mary Anne Mac Lean and seconded by Steve Hendershot to approve the reappointment of John Shuler, Eugene Smith, and Tim Gescheidle as Board

Members to the Zoning Commission for a term of two years, January 1, 2002 through December 31, 2003. The motion was approved by unanimous vote.

Robert Berger, Director of Community Services, addressed the Mayor and Council Members to approve the reappointment of Norma Fink and Gary Hendershot as Board Members and moving Robert Martinez from an Alternate Member to the Zoning Board of Adjustment/Sign Control Board. The terms of appointments are from January 1, 2002 through December 31, 2003. Allen Lundgren requested not be reappointed and with the move of Robert Martinez from an Alternate, a vacancy is left on the Zoning Board of Adjustment/Sign Control Alternate Board.

Motion was made by Mary Anne Mac Lean and seconded by Robert Logan to approve the reappointment of Norma Fink and Gary Hendershot as Board Members and move Robert Martinez from an Alternate Member to Board Member to the Zoning Board of Adjustment/Sign Control Board for a term of two years, January 1, 2002 through December 31, 2003. The motion was approved by unanimous vote.

Buddy Drake, City Manager, addressed the Mayor and Council Members to approve assistance up to \$50,000 in the form of a loan to be forgiven \$10,000 per year that company is in business up to five years to Ed Meyers USA, Inc. for the assistance of relocation to Gonzales and the purchase of new equipment from the Gonzales Economic Development Corporation (GEDC). On December 10, 2001, GEDC approved funding contingent on bank loan approval and revolving loan funds. Ed Meyers USA, Inc. is a manufacturer of pads for musical instruments. This company will offer 16 jobs and the relocation of Mr. Meyers' family to Gonzales. On January 2, 2002, a public hearing was held and there were no objections, in fact two spoke in favor of the project.

Motion was made by Robert Logan and seconded by Mary Anne Mac Lean to approve assistance up to \$50,000 in the form of a loan to be forgiven \$10,000 per year that company is in business up to five years to Ed Meyers USA, Inc. for the assistance of relocation to Gonzales and the purchase of new equipment from the Gonzales Economic Development Corporation (GEDC). The motion was approved by unanimous vote.

Buddy Drake addressed the Mayor and Council Members to approve the ordinance adopting the City of Gonzales Water Conservation Plan. This plan was previously adopted by resolution in 1999, but now is required to be adopted as an ordinance.

Motion was made by Mary Anne Mac Lean and seconded by Steve Hendershot to approve Ordinance No. 2002-01 adopting the City of Gonzales Water Conservation Plan dated August 1999 hereinafter called Plan adopted by Resolution No. R99-17. The motion was passed by unanimous vote.

Linda Mercer, Director of Finance, Administration, and Grants addressed the Mayor and Council Members regarding the depository contract with American National Bank. The City can sign a two-year extension with the mutual agreement of both parties. The

contract extension will be for two years, April 1, 2002 through March 31, 2004. At the end of the contract, the City will be have to go out to bid for another depository contract.

Motion was made by Mary Anne Mac Lean and seconded by Robert Logan to enter into a two-year extension on the American National Bank depository contract. The motion was passed by unanimous vote.

Mayor O'Neal closed the public hearing for Flood Mitigation Assistance (FMA) Program Planning Project funded by FEMA and the Texas Water Development Board.

Mayor O'Neal closed the public hearing for redistricting for City Council Districts.

Buddy Drake addressed the Mayor and Council Members to approve the Flood Preparedness and Mitigation Plan for the Flood Mitigation Assistance (FMA) Program Planning Project.

Motion was made by Mary Anne Mac Lean and seconded by Steve Hendershot to approve the City of Gonzales Flood Preparedness and Mitigation Plan for the Flood Mitigation Assistance (FMA) Program Planning Project funded by FEMA and the Texas Water Development Board. The motion was passed by unanimous vote.

Buddy Drake addressed the Mayor and Council Members to accept the resolution describing the criteria used for a proposed redistricting plan.

Motion was made by Mary Anne Mac Lean and seconded by Russell Grant to accept Resolution No. 2002-01 calling for the redistricting criteria of properties within the City limits. The motion was passed by unanimous vote.

The Mayor and Council Members were asked to accept an ordinance accepting Plan 8 for the 2000 Redistricting of the City of Gonzales.

Motion was made by Mary Anne Mac Lean and seconded by Russell Grant to accept Ordinance No. 2002-02 amending Ordinance No. 92-2, dated February 11, 1992, prescribing the method of implementing Council Member Districts for such City. The motion was passed by unanimous vote.

There were no additional public comments.

Directors reported to the Mayor and Council the following:

City Secretary, Melissa A. Kilpatrick

- Monday, January 21, 2002 is a City holiday

Public Utilities Director, Raymie Zella

- N/A

Community Services Director, Robert Berger

- Distributed a current list of the demolition projects to inform Council on the progress.

Finance, Administration, and Grants, Linda Mercer

- N/A

City Manager, Buddy Drake

- N/A

Police Chief, Bill Chenault

- N/A

As there was no further business, Robert Logan made a motion to adjourn the meeting. The motion was seconded by Steve Hendershot. The motion passed by unanimous vote and the meeting was adjourned at 7:13 PM.

City Secretary

APPROVED:

Mayor