



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 12, 2023
PREPARED BY: Chris Whittaker
AGENDA CONTENT: Henderson Road Project

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:
N/A

FUNDS REQUESTED:
N/A

FUND:N/A

EXECUTIVE SUMMARY:

The City of Angleton has been proactive in positioning itself for funding for the Henderson Roadway Project. Staff is continuously in contact with HGAC on potential TIP funding and evaluating other possible funding opportunities. The City can proceed forward with the procurement process for professional services to expedite this project. Currently, staff is in the process of composing a Request for Qualification (RFQ) that is in compliance with all federal procurement procedures. Once completed, the City can evaluate the submittals and select a firm for professional services for the project. This will allow the City to quickly proceed forward with the design of the project once funding is secured.

After the selection of professional services, the City could proceed forward with ROW acquisition. This process will take approximately 18-24 month. HDR has created a presentation for the ROW Acquisition process/requirements to educate council on what is involved and expected costs associated with it.

This agenda item is just for informational purposes and to discuss how council would like to proceed forward.



HENDERSON ROAD IMPROVEMENT PROJECT

SEPTEMBER 2023

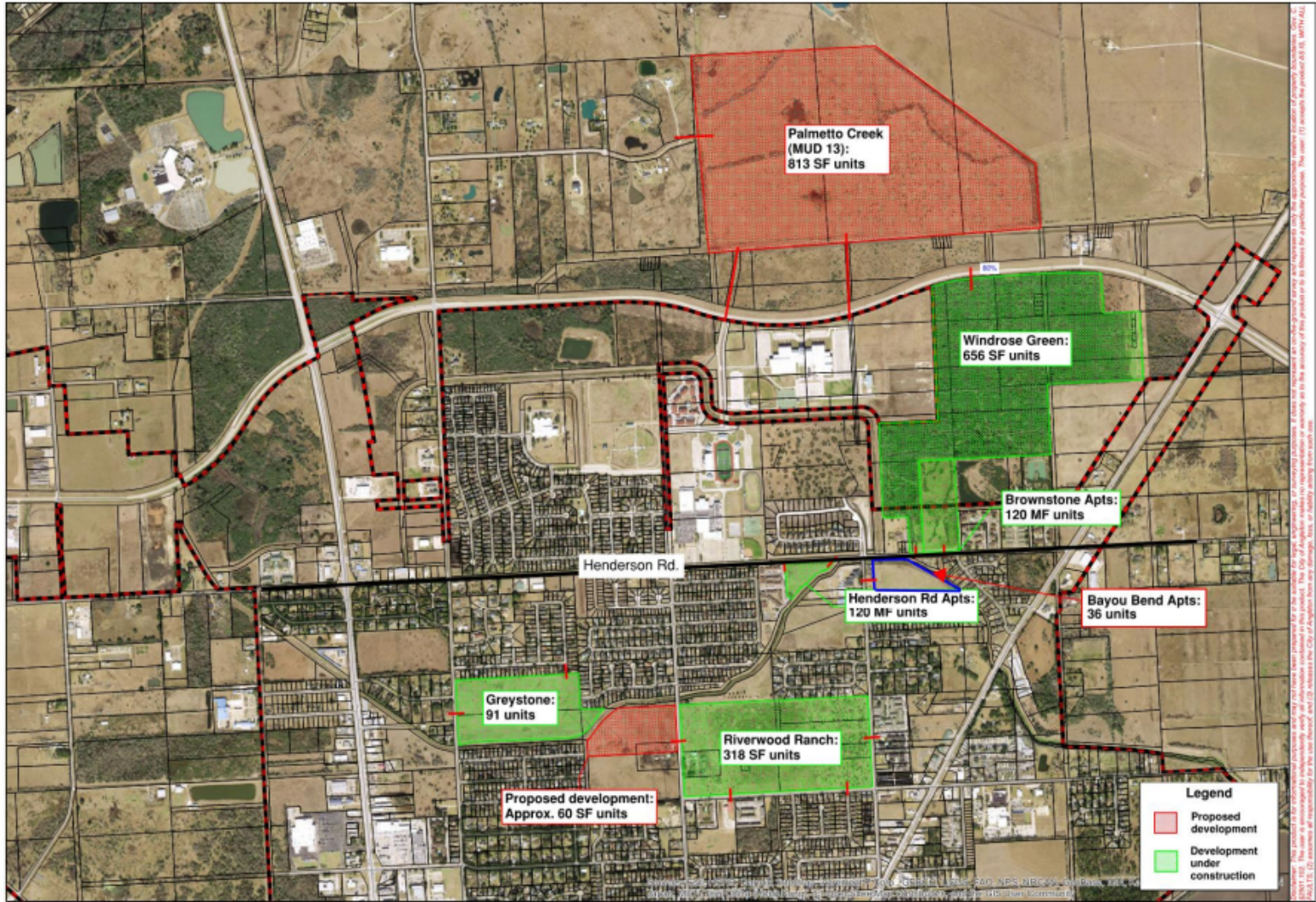


PROJECT EXTENT

Henderson Road Limits

- Improve Pedestrian and Vehicular Mobility and Safety
- Approximately 10,560 Linear Feet Long
- Rancho Ditch/Henderson Crossing Improvements 2020 (Partnership with ADD and Windrose Green)
- Henderson Traffic Study – June 21, 2021
- Henderson Drainage Study – February 22, 2022





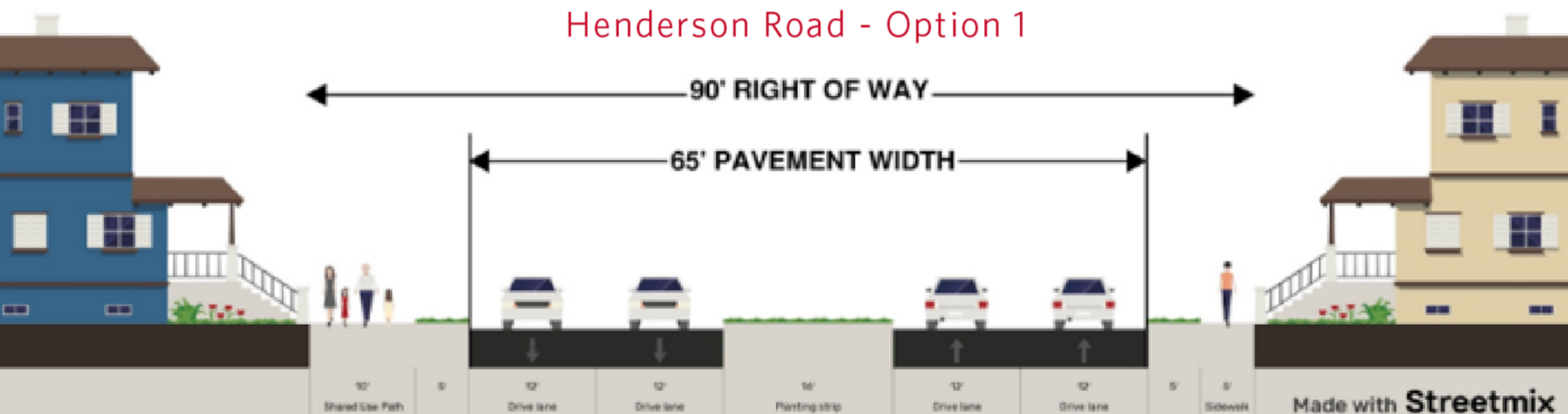
This project is for informational purposes only. It does not constitute an offer of insurance or any other financial product. The information contained herein is not intended to be used as a basis for a particular purchase. The user ("I") assumes the project risk. WFFR LLC, its affiliates, and its agents and employees are not licensed in any state to sell, issue, or underwrite any insurance policy.

PREVIOUS WORK

Henderson Road Traffic Study

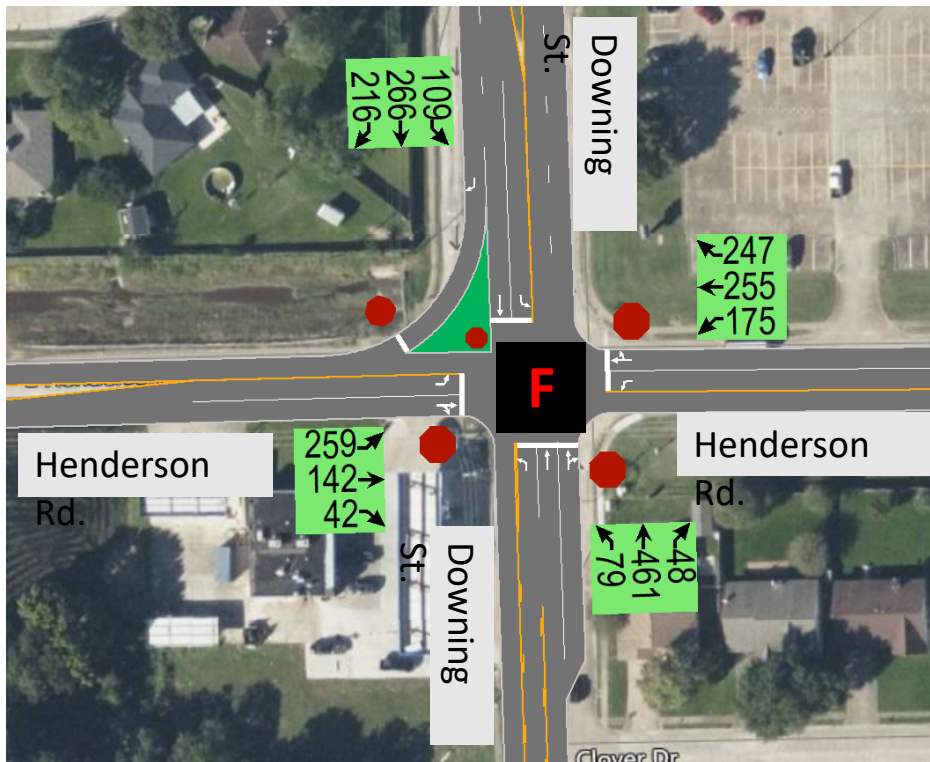
June 2021

- Identified Future Traffic Loading
- Four Lane Boulevard Cross Section
- Identified need for Additional Turn Lanes at Intersections
- Three Signalized intersections (Valderas, Downing, & Buchta)
- Minimum 90-Foot Right-of-Way
- 10-Foot Shared Path and 5-foot Sidewalk

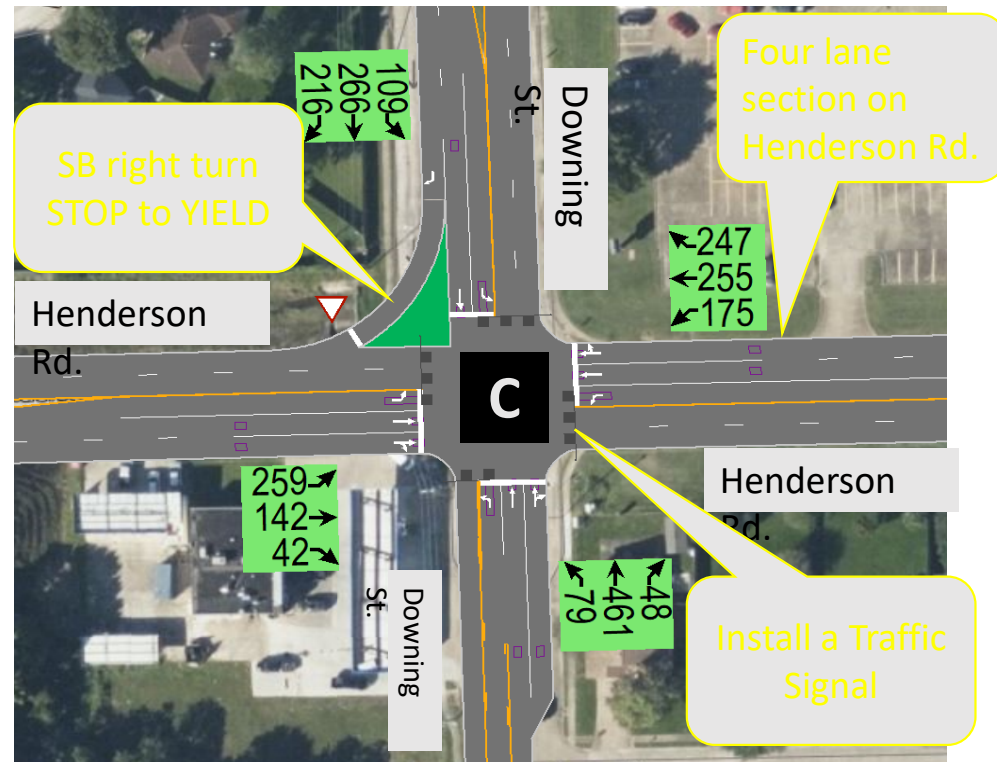


Henderson Rd. at N Downing St.

2030 No Build - AM

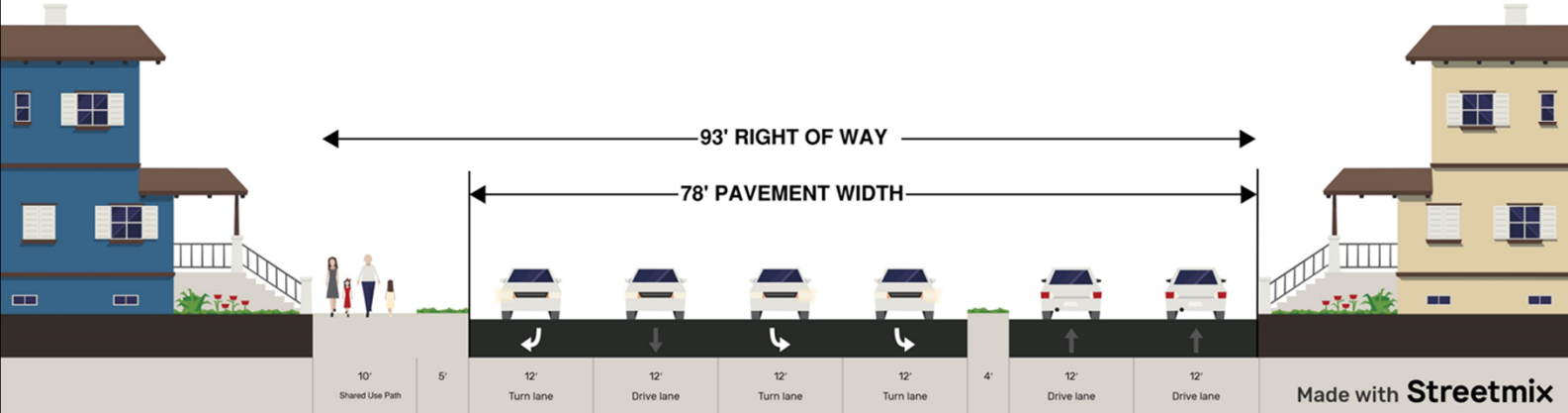


2030 Build - AM



Proposed Cross Sections

Henderson Rd - Option 2-WB Approach at BU 288



Property Size	Address	Recorded Document #	Vesting Deed Date
1 1141.941	2900 N Velasco (Hwy 288B), Angleton, TX 77515	1993036373	10/6/1993
2 576.23	201 E Henderson Rd, Angleton, TX 77515	2000027490	6/29/2000
3 541.72	N/A	2006074206	12/21/2006
4 546.659	209 E Henderson Rd, Angleton, TX 77515	2013059244	12/11/2013
5 1286.494	213 E Henderson Rd, Angleton, TX 77515	2016019576	4/29/2016
6	217 E Henderson Rd, Angleton, TX 77515	2006068735	11/21/2006
7 3460.194	225 E Henderson Rd, Angleton, TX 77515	2010052426	12/13/2010
8 1178.904	N/A	2015002585	1/21/2015
9 1190.317	101 Lasso St, Angleton, TX 77515	1987028928	8/21/1987
10 1111.753	100 Lasso St, Angleton, TX 77515	2010040469	9/22/2010
11 281.658	105 Trailride Rd, Angleton, TX 77515	2014049742	11/17/2004
12 1271.716	101 Trailride Rd, Angleton, TX 77515	2011037751	9/14/2011
13 695.883	100 Trailride Rd, Angleton, TX 77515	2020036407	7/8/2020
14 909.584	26 Ranch House Loop, Angleton, TX 77515	1998010422	3/24/1998
15 835.109	28 Ranch House Loop, Angleton, TX 77515	2016040100	8/22/2016
16 471.544	30 Ranch House Loop, Angleton, TX 77515	2017010309	3/3/2017
17 472.496	32 Ranch House Loop, Angleton, TX 77515	2021018292	3/24/2021
18 473.448	34 Ranch House Loop, Angleton, TX 77515	2010037561	9/1/2010
19 474.4	36 Ranch House Loop, Angleton, TX 77515	2005050625	8/31/2005
20 490.738	38 Ranch House Loop, Angleton, TX 77515	2011026344	6/29/2011
21 619.421	40 Ranch House Loop, Angleton, TX 77515	2015015752	4/14/2015
22 501.955	42 Ranch House Loop, Angleton, TX 77515	2012045116	10/4/2012
23 518.498	44 Ranch House Loop, Angleton, TX 77515	2002035800	7/2/2015
24 519.615	46 Ranch House Loop, Angleton, TX 77515	2017064028	12/28/2017
25 520.732	48 Ranch House Loop, Angleton, TX 77515	2019042990	9/3/2019
26 521.85	50 Ranch House Loop, Angleton, TX 77515	1998054184	12/22/1998
27 522.967	52 Ranch House Loop, Angleton, TX 77515	1990030435	10/26/1990
46 2497.039	N/A	2010022289	5/27/2010
47 344.27	County Rd 558 @ Henderson Rd	1994019935	5/25/1994
48 950.085	1601 E Henderson Rd, Angleton, TX 77515	1989012513	5/8/2010
49 594.913	FM 523 and Henderston Rd	2020013621	3/13/2020
50 1682.206	1705 E Henderson Rd, Angleton, TX 77515	2020053003	9/15/2020
51 1330.104	1741 Henderson Rd, Angleton, TX 77515	2017047028	9/25/2017
52 794.428	1745 Henderson Rd, Angleton, TX 77515	2017047027	9/25/2017
53 1724.986	1749 W Henderson Rd, Angleton, TX 77515	2020000097	1/2/2020
54	N/A	2013008639	2/22/2013
55 1616.003	1753 E Henderson Rd, Angleton, TX 77515	1993047080	1/4/1994
56 897.896	State Highway 35 and Henderson Rd	1990018966	7/10/1990
57	3015 E Mulberry St, Angleton, TX 77515	2019024018	5/22/2019
58 3527.428	N/A	2016020682	5/5/2016
59 926.659	113 Finch Ln, Angleton, TX 77515	2010027514	6/29/2010
60 446.3	111 Finch Ln, Angleton, TX 77515	2000003925	1/31/2000

61 452.845	109 Finch Ln, Angleton, TX 77515	2007018221	4/2/2007
62 401.566	107 Finch Ln, Angleton, TX 77515	2015014506	4/7/2015
63 403.915	105 Finch Ln, Angleton, TX 77515	2020015575	3/24/2020
64 383.373	103 Finch Ln, Angleton, TX 77515	2006019030	4/5/2006
65 726.658	101 Finch Ln, Angleton, TX 77515	2011045384	10/11/2011
66 1080.016	131 Meadowview Dr, Angleton, TX 77515	1990017761	6/28/1990
67 3346.283	N/A		10/25/1965
68 1722.019	Buchta Rd @ Henderson Rd	2020070584	11/30/2020
69 859.491	1420 Buchta Rd, Angleton, TX 77515	2019010208	3/6/2019
70 2318.031	1421 Buchta Rd, Angleton, TX 77515		
71 6419.693	N/A	2017002983	1/20/2017
72 3464.137	1400 Henderson Rd, Angleton, TX 77515	2017044168	9/11/2017
92 1467.598	2851 N Downing St, Angleton, TX 77515	2018000916	1/5/2018
92 648.399	744 Henderson Rd, Angleton, TX 77515		
93 617.498	1212 Henderson Rd, Angleton, TX 77515	2021064774	9/30/2021
94 607.955	1208 Henderson Rd, Angleton, TX 77515	2021070880	10/26/2021
95 1020.846	N/A	2018042849	8/20/2018
96 2320.671	1198 Henderson Rd, Angleton, TX 77515	2006015863	3/21/2006
97 793.897	8 Rose Ct, Angleton, TX 77515	2018057244	11/13/2018
98 1779.951	7 Rose Ct, Angleton, TX 77515	2018045465	9/4/2018
99 800.9	6 Rose Ct, Angleton, TX 77515	2018040615	8/8/2018
100 4477.629		2018061412	12/6/2018
101 1716.641	770/740 Henderson Rd, Angleton, TX 77515	2015025520	6/9/2015
102 1283.284	700 E Henderson Rd, Angleton, TX 77515	2005069649	12/8/2005
103		2006047068	8/7/2006
104 661.292	604 Henderson Rd, Angleton, TX 77515	1986022228	6/30/1986
105 1360.513	2850 N Valderas St, Angleton, TX 77515	2003017157	12/9/2020
106 2.871	4 Pineview St, Angleton, TX 77515	2020072829	12/9/2020
107 494.027	5 Pineview St, Angleton, TX 77515	2009015440	4/13/2009
108 638.317	6 Pineview St, Angleton, TX 77515	1986037547	11/4/1986
109 6.961	7 Pineview St, Angleton, TX 77515	1984003360	1/27/1984
110 473.531	211 Silver Saddle Dr, Angleton, TX 77515	2019043910	9/6/2019
111 534.849	207 Silver Saddle Dr, Angleton, TX 77515	2018002392	1/17/2018
112 586.313	205 Silver Saddle Dr, Angleton, TX 77515	2009039747	9/3/2009
113 637.774	201 Silver Saddle Dr, Angleton, TX 77515	2018032649	6/28/2018
114 662.41	105 Silver Saddle Dr, Angleton, TX 77515	2014017101	5/2/2014
115 1010.501	103 Silver Saddle Dr, Angleton, TX 77515	2018044820	8/29/2018
Total			115

**CITY OF
ANGLETON
SCOPE OF
WORK
(114 PARCELS)**

Texas Property Code/Regulations & Requirements Title 4, Chapter 21.01 Federal Regulations & Requirements The Uniform Relocation Assistance and Real Property Acquisition Act (49 CFR 24)		
Task		Scope of Work
Project Management	√	Real Estate Services project management & planning, schedule and cost projections, record keeping system, computer based acquisition/relocation tracking, project reporting, document control, client liason, client meetings and reporting, subconsultant oversight, preparation of documents and procedures.
Right of Entries	√	Prepare and request Right of Entries for survey and enviornmental research.
Appraisal Review	√	Review for accuracy and compliance.
Negotiation	√	Prepare and mail Intent letters notifying property owners about the project. Analyze appraisal, prepare offer packages w/required compliance documents (LOBOR, Acquistion Brochure, etc.), assist property owners w/counteroffer submittals, file close-outs.
Title and Closing Services	√	Clearing title issues, liens, prepare payment packages, attend closings, ensuring clean title.
Relocation	√	Based on approximately 3-parcels , notify all property owners or displacees of eligibility for relocation assistance, provide all required federal compliance documents.
Condemnation Support	√	Based on approximately 30-parcels , pre-commissioners hearing support, prepare condemnation packets, request any required updates to title/appraisal reports, notice of deposits, expert witnesses. All parties with an interest in the property must be noticed of the hearing/filing Petitions for Hearings/recording all Eminent Domain documents into the courts to obtain possession of the property.
Surveying	√	Prepare metes and bounds/exhibit for each parcel, topography on new ROW, topography 10' past the future ROW on each parcel.
Title Reports/Closing Costs	√	Preliminary title, final surveys to title company for updates to title, closing costs associated with title insurance, escrow and acquisition.
Appraisals	√	USPAP and/or Yellow Book Requirements for appraisers to follow.
Litigation	√	Based on approximately 30-parcels : Draft templates for Original Petition, Award and Objections to be approved by City, E-filing, Review of E-file Oath of Commissioners, Waiver of Service of Notices or Proof of Service, prepare evidence and witnesses (appraiser/engineer for Special Commissioner's Hearing).
Comissioner Fees	√	Based on approximately 12-parcels . The costs received by the Commissioners who attend the Hearings.
Land Costs	√	Required to offer approved appraised value.

**CITY OF ANGLETON
SCOPE OF WORK
(114 PARCELS)**

Task	Estimated Right of Way Consultant Fees	Other Estimated Right of Way Consultant Fees	Texas Property Code/Regulations & Requirements	Estimated Total Costs	Scope of Work
			Title 4, Chapter 21.01 Federal Regulations & Requirements The Uniform Relocation Assistance and Real Property Acquisition Act (49 CFR 24)		
Project Management	X		√		Real Estate Services project management & planning, schedule and cost projections, record keeping system, computer based acquisition/relocation tracking, project reporting, document control, client liason, client meetings and reporting, subconsultant oversight, preparation of documents and procedures.
Right of Entries	X		√		Prepare and request Right of Entries for survey and enviornmental research.
Appraisal Review	X		√		Review for accuracy and compliance.
Negotiation	X		√		Prepare and mail Intent letters notifying property owners about the project. Analyze appraisal, prepare offer packages w/required compliance documents (LOBOR, Acquisition Brochure, etc.), assist property owners w/counteroffer submittals, file close-outs.
Title and Closing Services	X		√		Clearing title issues, liens, prepare payment packages,attend closings, ensuring clean title.
Relocation	X		√		Based on approximately 3-parcels, notify all property owners or displaces of eligibility for relocation assistance, provide all required federal compliance documents.
Condemnation Support	X		√		Based on approximately 30-parcels, pre-commissioners hearing support, prepare condemnation packets, request any required updates to title/appraisal reports, notice of deposits, expert witnesses. All parties with an interest in the property must be noticed of the hearing/filing Petitions for Hearings/recording all Eminent Domain documents into the courts to obtain possession of the property.
Estimated ROW Consultant Cost				\$ 1,556,000.00	
Surveying		X	√		Prepare metes and bounds/exhibit for each parcel, topography on new ROW, topography 10' past the future ROW on each parcel.
Title Reports/Closing Costs		X	√		Preliminary title, final surveys to title company for updates to title, closing costs assoicated with title insurance, escrow and acquisition.
Appraisals		X	√		USPAP and/or Yellow Book Requirements for appraisers to follow
Litigation		X	√		Based on approximately 30-parcels: Draft templates for Original Petition, Award and Objections to be approved by City, E-filing, Review of E-file Oath of Commissioners, Waiver of Service of Notices or Proof of Service, prepare evidence and witnesses (appraiser/engineer for Special Commissioner's Hearing).
Comissioner Fees		X	√		Based on approximately 12-parcels. The costs received by the Commissioners who attend the Hearings.
Other Estimated ROW Consultant Cost				\$ 1,183,000.00	
Estimated Land Costs				\$ 500,000.00	
Total Estimated Costs				\$ 3,239,000.00	

HR