

The City of Seabrook in cooperation with the Texas Department of Transportation conducted an informational meeting on expansion plans for SH 146 on Thursday, July 24, 2014 at 7:00 p.m. at the Robinson Elementary School cafetorium, 451 Kirby Road, Seabrook, Texas.

THOSE PRESENT FROM THE CITY OF SEABROOK INCLUDED:

|                 |                               |
|-----------------|-------------------------------|
| GLENN ROYAL     | MAYOR                         |
| GARY JOHNSON    | MAYOR PRO TEM                 |
| ROBERT LLORENTE | COUNCILOR NO. 1               |
| MIKE GIANGROSSO | COUNCILOR NO. 2               |
| GAYLE COOK      | CITY MANAGER                  |
| SEAN LANDIS     | ASSISTANT CITY MANAGER        |
| PAUL CHAVEZ     | ECONOMIC DEVELOPMENT DIRECTOR |
| LEAANN DEARMAN  | COMMUNICATIONS DIRECTOR       |
| ERIK LLANOS     | TECHNICAL SUPPORT             |
| MEREDITH BRANT  | ASSISTANT CITY SECRETARY      |

THOSE PRESENT FROM TXDOT INCLUDED:

|                |                                                    |
|----------------|----------------------------------------------------|
| RAQUELLE LEWIS | MGR. OF COMMUNICATIONS/PUBLIC INFORMATION          |
| DAVID BRYANT   | ACQUISITION AND RELOCATION SUPERVISOR              |
| BEN BISHOP     | SUPERVISING DESIGN ENGINEER                        |
| RUDY AGUIA     | RIGHT-OF-WAY ACQUISITION                           |
| BILL BRUDNICK  | HOUSTON DIRECTOR FOR DESIGN                        |
| PATRICK GANT   | TRANSPORTATION ENGINEER AND PROJECT<br>DEVELOPMENT |

Mayor Royal introduced members of the city staff and gave a brief history of the City's interaction with TXDot and the expansion project. He added that the meeting was for informational purposes only as the design for the project was complete.

Raquelle Lewis introduced the TXDOT staff members who were present.

Mr. Gant told of the project's history which began in 1999 and the steps taken to arrive at this moment which included a feasibility study, issues involved with the mixed traffic, the 2012 public hearing and a proposed schematic which was lacking accessibility. Now there is a new plan which has addressed the issue of accessibility and construction is projected to begin in 2017, although it could be as early as Fall 2016.

Mr. Aguia explained the process for purchasing right-of-way.

Mr. Bryant stated that the project hinges on successful negotiations with Union Pacific. Unlike other properties, railroad right-of-way cannot be condemned. He gave the steps involved in the process, as follows:

- Mapping
- Appraisals
- Acquisition process
- Relocation process
- Condemnation (when acquisition is not an option)
- Property Management
- Utility process

Note: The attached document is the TxDOT presentation.

A video with a 3-D diagram of the project was shown to the audience. It showed an overhead view of the freeway, access roads, and existing roads.

After a brief question and answer period, Mayor Royal invited the audience to view the approved drawings placed around the room.

There were an estimated 200 plus attendees.

The formal meeting concluded at 8:10 p.m.

Approved on August 6, 2014.

  
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Glenn Royal, Mayor

  
\_\_\_\_\_  
Meredith Brant, TRMC  
Assistant City Secretary





TEXAS DEPARTMENT OF TRANSPORTATION



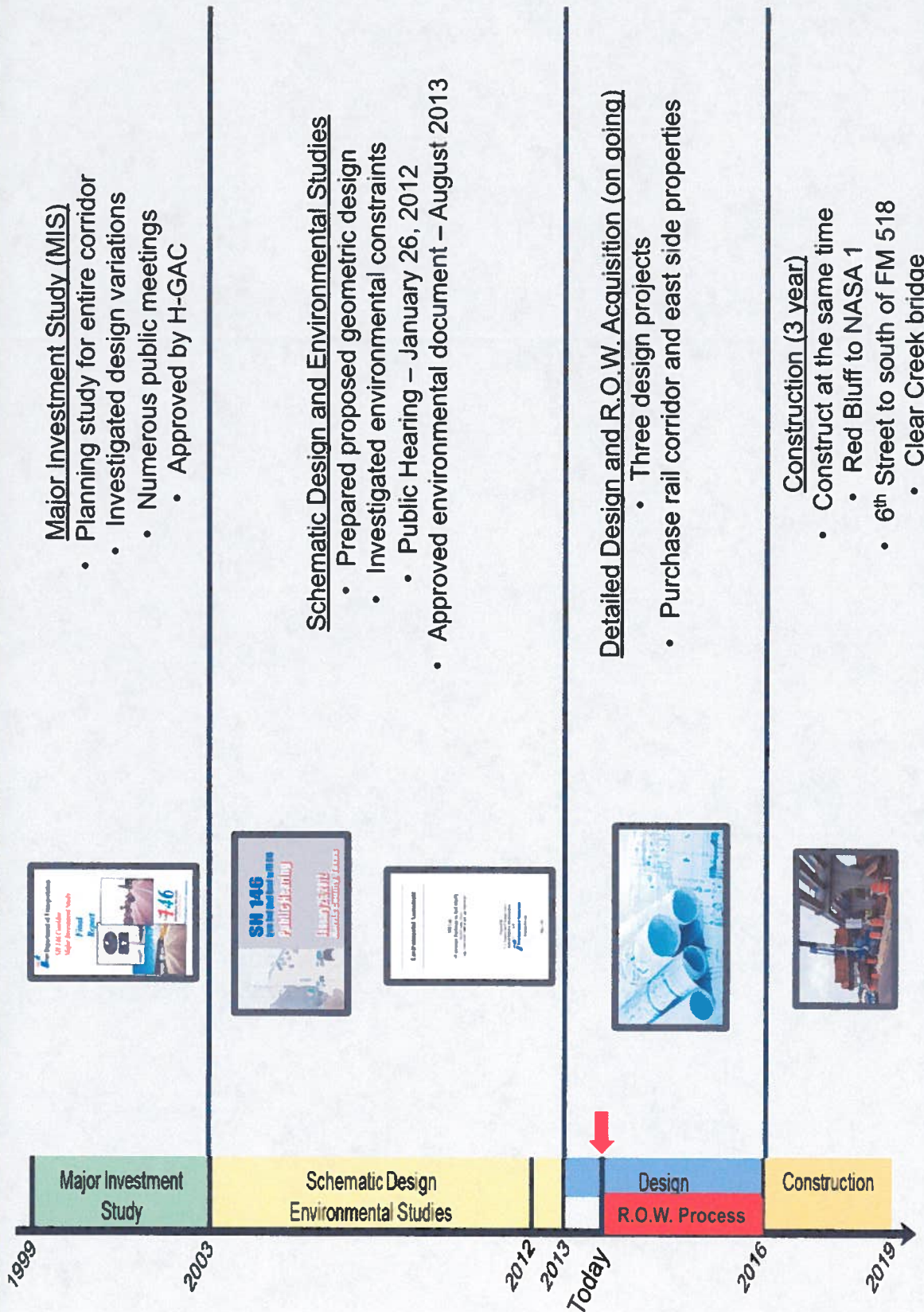
## SH 146 PROJECT

Seabrook Open House  
July 24, 2014

# SH 146 Project – Open House

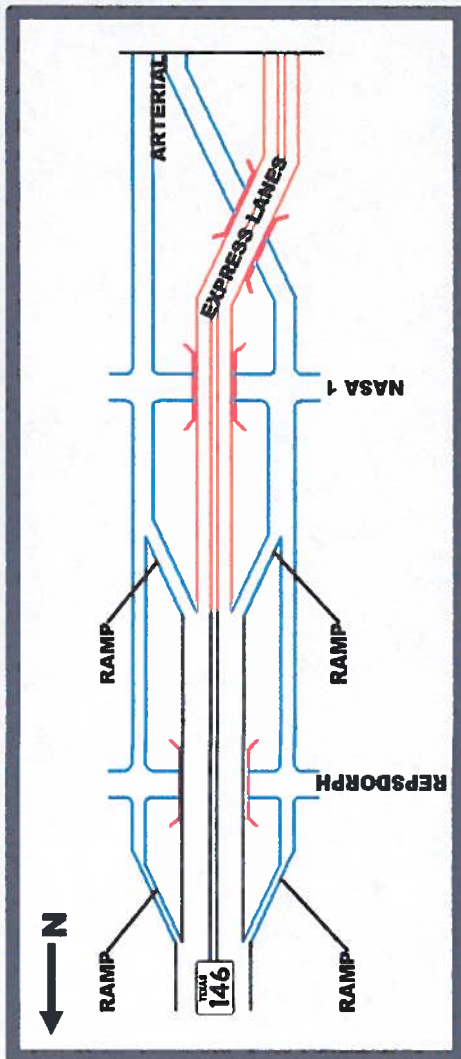
|   |                                                                              |                                                  |
|---|------------------------------------------------------------------------------|--------------------------------------------------|
| 1 | Introductions                                                                | Raquelle Lewis – TxDOT Public Information Office |
| 2 | Project History,<br>Schematic Design,<br>Proposed Ramps and<br>Design Status | Patrick Gant – TxDOT Schematic Design            |
| 3 | Right-of-Way Process                                                         | Rudy Eguia – TxDOT Right-of-Way Division         |
| 4 | Right-of-Way Status                                                          | David Bryant – TxDOT Right-of-Way Division       |
| 5 | Questions                                                                    | TxDOT Staff                                      |

# Project History and Timeline



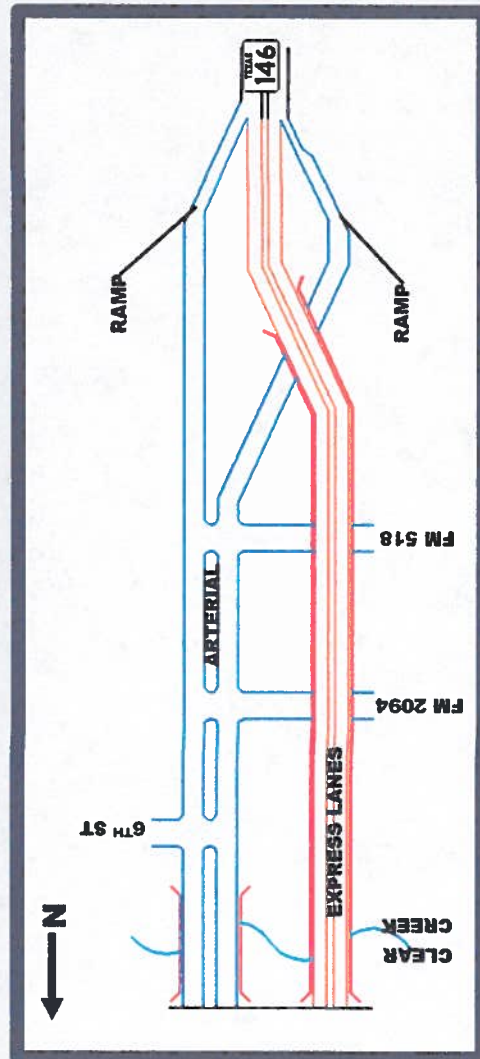
# Original Schematic Design

## SEABROOK



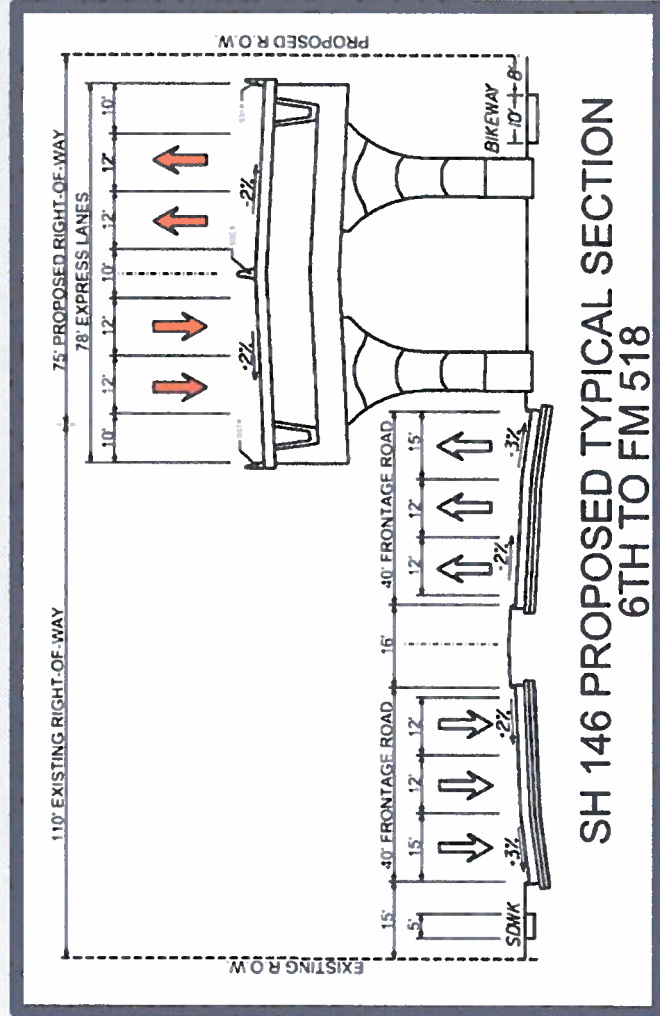
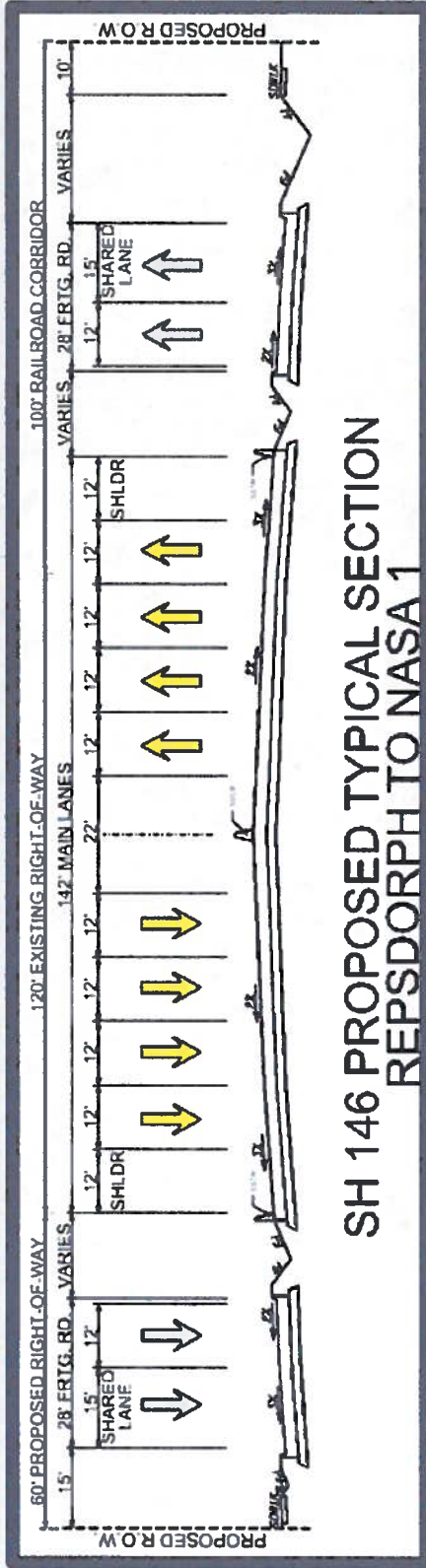
- Southbound Ramps
- Exit Ramp to Repsдорф
  - Exit Ramp to NASA1 and Kemah
- Northbound Ramps
- Entrance Ramp from Repsдорф
  - Entrance Ramp from NASA1 and Kemah

## KEMAH



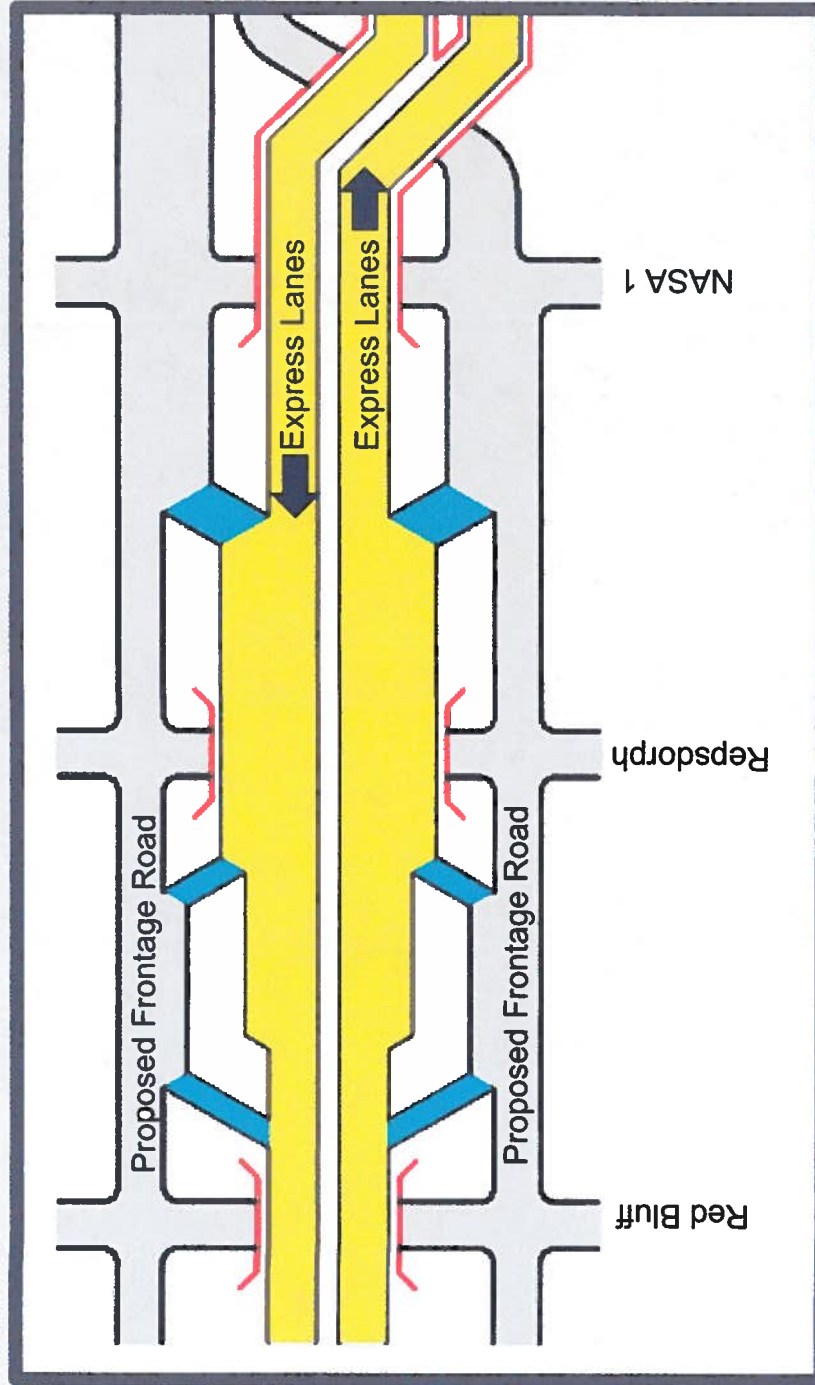
- Access provided by arterial roadway
- Entrance and Exit south of FM 518

# Original Schematic Design – Typical Sections

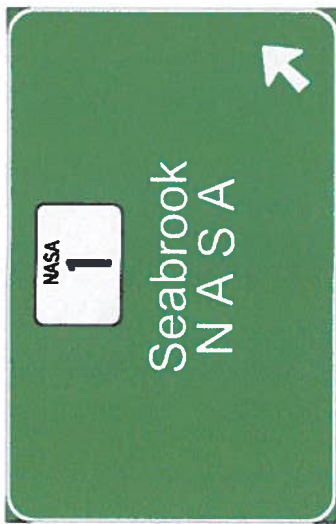


# Proposed Frontage Roads – Red Bluff to Repsdorph

## SEABROOK



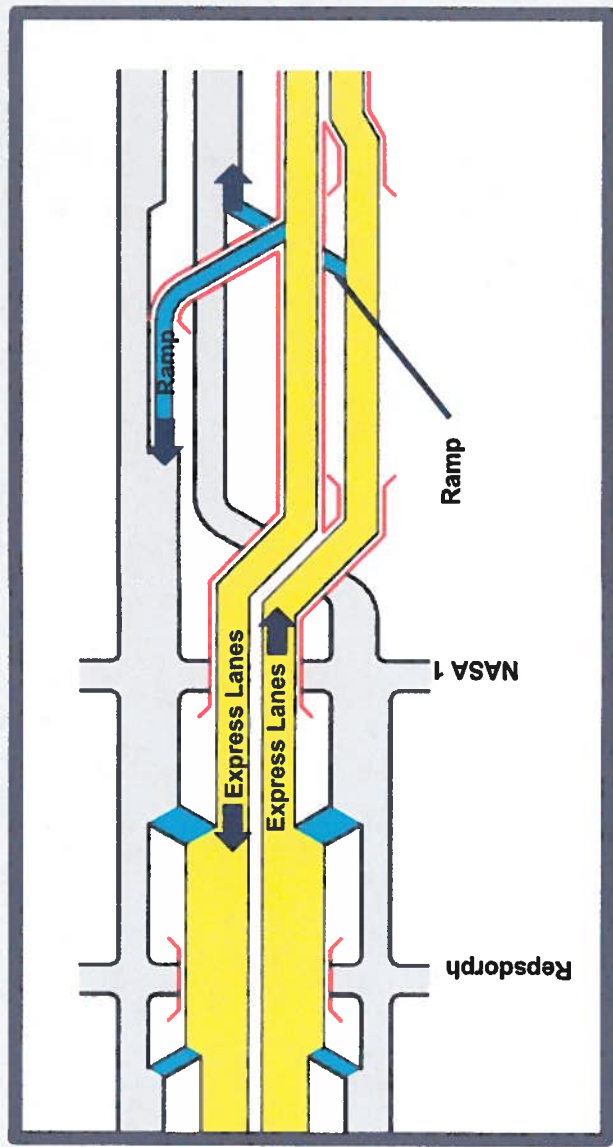
# Proposed New Exit Ramps



Proposed Northbound Seabrook Express Lane Exit

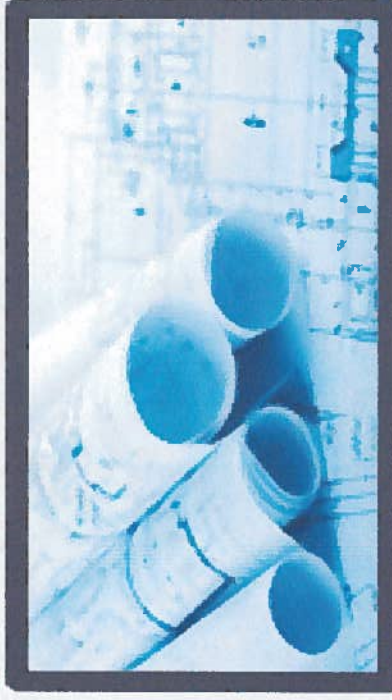


Proposed Southbound Kemah Express Lane Exit



## Design Status

- Currently preparing final design plans
- Approximately 20-25% complete
- Broken into three small projects
- Entire project constructed at one time
- Construction is targeted for 2017
  - Contingent on Railroad Acquisition
  - \$189 Million currently allocated
- Approximate 3 year construction duration





TEXAS DEPARTMENT OF TRANSPORTATION



# RIGHT OF WAY PROCESS

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Mapping      Appraisal      Acquisition  
Relocation      Property Management

ATTACH  
Special Town M  
July 20

# SH 146 PROPOSED TIMELINE

From Red Bluff to the Harris County/ Galveston County Line

| ACTIVITY                            | 2014  |       |       |       | 2015  |       |       |       | 2016  |       |       |       |
|-------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
|                                     | 1 QTR | 2 QTR | 3 QTR | 4 QTR | 1 QTR | 2 QTR | 3 QTR | 4 QTR | 1 QTR | 2 QTR | 3 QTR | 4 QTR |
| PH 1: UPRR Appraisal                |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 1: UPRR Negotiation              |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 1: UPRR AGREEMENT IN PRINCIPAL   |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 2: UPRR PROPERTY OWNERS, TENANTS |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 2: Appraisal                     |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 2: Acquisition/Negotiation       |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 2: Relocation Process            |       |       |       |       |       |       |       |       |       |       |       |       |
| PH 2: Property Management -Clearing |       |       |       |       |       |       |       |       |       |       |       |       |

Today

| SH 146 EAST SIDE, PROPERTY OWNERS, BUSINESS OWNERS, TENANTS |        |        |        |        |        |        |        |        |        |        |        |        |
|-------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| ACTIVITY                                                    | 2014   |        |        |        | 2015   |        |        |        | 2016   |        |        |        |
|                                                             | QTR. 1 | QTR. 2 | QTR. 3 | QTR. 4 | QTR. 1 | QTR. 2 | QTR. 3 | QTR. 4 | QTR. 1 | QTR. 2 | QTR. 3 | QTR. 4 |
| Appraisal                                                   |        |        |        |        |        |        |        |        |        |        |        |        |
| Acquisition/Negotiation                                     |        |        |        |        |        |        |        |        |        |        |        |        |
| Relocation Process                                          |        |        |        |        |        |        |        |        |        |        |        |        |
| Property Mgmt. -Clearing                                    |        |        |        |        |        |        |        |        |        |        |        |        |

Preliminary: Subject to Change

## Statement From UPRR

"Union Pacific has received a request from the Texas Department of Transportation to sell a portion of the railroad's right-of-way along the Seabrook Industrial Lead. Union Pacific has an extensive review process for these types of requests. The process considers all current and likely future use of the rail line, including a thorough review of current leases on the line. If you are a current lessee and have questions regarding Union Pacific's review process,

Please Contact:

Rebecca Hoffman at

[rhoffman@up.com](mailto:rhoffman@up.com) or 402-544-8570."



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Special Town Meeting  
July 2011

# MAPPING PROCESS

## MAPPING PROCESS

- Design
- Parcel sketch/ Right of Way map
- Legal property descriptions
- Delineation of disputed boundary lines



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# APPRAISAL PROCESS

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## APPRAISAL PROCESS

- Appraisal performed on each parcel by independent fee appraiser
- Appraiser contacts property owners for input
- Fair Market Value determined



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# ACQUISITION PROCESS

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## ACQUISITION PROCESS

- Initial offer based on appraised fair market value
- Property owner can accept offer and sign deed
- Property owner can decline offer and make counteroffer
  - TxDOT accepts counteroffer

## ACQUISITION PROCESS

- Property owner can decline offer and make counteroffer
- TxDOT accepts counteroffer
- TxDOT declines counteroffer:
  - Owner can sign deed for initial offer
  - TxDOT commences with condemnation proceedings
- Special Commissioner's Hearing is set



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# RELOCATION PROCESS

## RELOCATION PROCESS

- Preliminary contact made with property owner during appraisal stage
- Determination of eligibility
- Identification of benefits and assistance
- Calculation of expenses related to moving and/or reestablishment



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# CONDEMNATION PROCESS

(Special Commissioners' Hearing)

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July 2

## CONDEMNATION PROCESS

Reasons to proceed to condemnation:

- Property owner declines offer or refuses to negotiate
- Title curative issues
- Tenant or 3<sup>rd</sup> party disagreements
- Unable to locate all interest holders

## CONDEMNATION PROCESS

- Updated appraisal is ordered for hearing
- Owner can sign deed for updated value before the Petition is filed
- Petition is filed naming interest holders
- Appointment of three (3) Special Commissioners by the County Judge

## CONDEMNATION PROCESS

- TxDOT represented by Office of Attorney General
- Owner may represent their own interests or obtain legal counsel
- Commissioners listen to both sides
  - Award their opinion value based on evidence presented at the hearing
  - Award is deposited into the registry of court

## CONDEMNATION PROCESS

- TxDOT takes possession once deposit is made
- Any party joined in Condemnation can contest award of commissioners
- Informal mediation held
- Trial by Jury if no agreement can be reached



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July 20, 2014

# PROPERTY MANAGEMENT

## PROPERTY MANAGEMENT

- Property owner/ tenant identifies which improvements they want to retain
- Test structures and/or property for contaminants and hazardous materials
- Demolition of property



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# UTILITY PROCESS

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## UTILITIES

### Public Utilities

- Moved by utility company

### Private utilities

- Appraisal compensates property owner for private utility expenses
- Moved by property owner



Thank You