

DRAFT

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

City of Angleton

DRAFT

PUBLIC NOTICE
City of Angleton
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
TEXAS GENERAL LAND OFFICE
2022 METHOD OF DISTRIBUTION (MOD) APPLICATION
January 15, 2026

The City of Angleton is providing notice of the it's intent to submit an amendment to it's Community Development Block Grant (CDBG) - Mitigation Method of Distribution (MIT MOD) contract with the Texas General Land Office, Contract number 24-065-043-E535.

This amendment seeks to revise the project scope based on updated field assessments to ensure grant funds are used effectively for eligible infrastructure improvements. Please note that the project beneficiaries will remain the same.

This amendment is available for public review on the City's website (<https://www.angleton.tx.us/>). Citizens are welcome to review this amendment for a 14-day public comment period and provide all public comment to Jason Hubbell via email at jhubbell@angleton.tx.us or at City offices located at Angleton City Hall, 121 S. Velasco, Angleton, Texas, 77515 during regular business hours.



Mayor John Wright

November 7, 2025

Travis Townsend
Mayor Pro Tem
Position 2

Sierra Gonzales, Grant Management
Community Development and Revitalization
Texas General Land Office
1700 North Congress Ave
Austin, TX 78701-1495

Christiene Daniel
Council Member
Position 1

Barbara Simmons
Council Member
Position 3

RE: Performance Statement Modification Request - Contract: 24-065-043-E535

Blaine Smith
Council Member
Position 4

Dear Ms. Gonzales,

Tanner Sartin
Council Member
Position 5

The City of Angleton appreciates the continued partnership with the Texas General Land Office under the Mitigation Method of Distribution (MOD) grant program. We are writing this letter to request a modification to the performance statement included within the GLO issued contract # 24-065-043-E535.

Police Chief Valdez
Acting City Manager

Following the bid opening for the Lift Station #8 Sewer Rehabilitation Project, construction pricing came in lower than originally estimated. As a result, the City would like to utilize the remaining available grant funds to expand the length of several existing line items and add additional sanitary sewer segments in adjacent areas that are experiencing similar inflow and infiltration (I/I) issues.

Michelle Perez
City Secretary

During the design phase, HDR Engineering identified several additional line segments within the Lift Station #8 service area that exhibited structural deterioration, infiltration, and material inconsistencies with available records. These locations were originally evaluated for inclusion in the project but were not selected for construction strictly due to budgetary limitations. With the realized bid savings, the City now has the financial capacity to include these critical segments and complete a more continuous and hydraulically efficient rehabilitation corridor.

The total construction budget for this project is \$1,434,320.00, and the awarded contractor's bid (King Solution Services, LLC) totaled \$821,310.00, leaving a remaining construction budget of \$613,010.00.

Using the unit prices established in the contractor's bid, HDR Engineering estimated the cost of the proposed additional work. The maximum amount allowed to remain within the 25% threshold for change orders is \$358,580.00, and this work is expected to come in below that amount.

HDR has confirmed that these proposed additions are consistent with the current design and can be incorporated into the existing project without modification to the overall system layout. The City intends to add these line items through a Change Order to the current construction contract rather than re-bidding, which will ensure cost efficiency and prevent project delays.

Construction is anticipated to begin in January 2026 with an estimated four-month duration, concluding by April 2026. The City's contract with the GLO extends through May 31, 2026, providing adequate time for project completion and closeout activities within the existing contract term.

A re-evaluation of the Environmental Review Record has been completed to include the proposed additional street segments. The City has received updated environmental clearance confirming these areas are now fully cleared and covered under the approved Authority to Use Grant Funds (AUGF). No additional review or consultation delays are anticipated.

These improvements remain consistent with the project's purpose to reduce inflow and infiltration, improve the collection system's resilience, and extend the useful life of the City's wastewater infrastructure. The proposed revisions will allow the City to maximize the benefit of available CDBG-MIT funds while continuing to serve the same beneficiary area.

The following modifications are requested:

Southern stretch of Ranch House Loop – From backyard easement on north side of the Southern stretch of Ranch House Loop, 663' east of Trail Ride Road, southward 301' to backyard easement just north of East Henderson Road; ~~29.19424, -95.42510~~ 29.19443, -95.42510; ~~166~~ 301 LF

Western stretch of Wagon Lane Loop (A) – From backyard easement 132' East of western stretch of Wagon Lane Loop and 138' North of southern stretch of Wagon Lane Loop eastward 295' to the backyard easement 137' West of the eastern stretch of Wagon Lane Loop and 134' North of the southern stretch of Wagon Lane Loop; 29.19487, -95.42104; 295 LF

Southern stretch of Wagon Lane Loop (B) – From south side of Southern stretch of Wagon Lane Loop, ~~214' west of North Downing Road, southward to backyard easement just north of East Henderson Road~~ 140' West of eastern stretch of Wagon Lane Loop, eastward 116'; ~~29.19425, -95.42021~~ 29.19441, -95.42042; ~~128~~ 116 LF

Lapaloma Street – From backyard easement 132' East of western stretch of Wagon Lane Loop and South of Isabella Boulevard, southward 490' to North side of southern stretch of Wagon Lane Loop; 29.19520, -95.42150; 490 LF

Southern stretch of Sarita Road – From western stretch of Ranch House Loop through backyard easements South of Sarita Road, eastward 1,034' to the eastern stretch of Ranch House Loop; 29.194841, -95.42458; 1,034 LF

Western stretch of Sarita Road – From South side of northern stretch of Crossing Road through backyard easements, West of Sarita Road, southward 624' to backyard easement North of southern stretch of Ranch House Loop; 29.19570, -95.42583; 624 LF

Eastern stretch of Wagon Lane Loop – From backyard easement 127' West of the eastern stretch of Wagon Lane Loop and South of Isabella Boulevard, southward 539' to the South side of the southern stretch of Wagon Lane Loop; 29.19514, -95.42058; 539 LF

Chuckwagon Court – From West side of western stretch of Wagon Lane Loop, 340' North of Isabella Boulevard, eastward 171' along South side of Chuckwagon Court; 29.19702, -95.42180; 171 LF

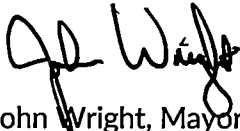
Please note that the number of beneficiaries served will not decrease as a result of this amendment.

In support of this request, the city has included:

- Redlined Performance Statement
- Updated Table 2
- Updated Exhibit

Should you require any additional information or have any questions regarding this request, please contact me at (979) 848-5600 or at 121 S. Velasco Street, Angleton, Texas 77515.

Sincerely,



John Wright, Mayor
City of Angleton

CITY OF ANGLETON
24-065-043-E535
PERFORMANCE STATEMENT

The GLO awards City of Angleton (Subrecipient) this Contract under HUD's Community Development Block Grant Mitigation (CDBG-MIT) program to provide financial assistance with funds appropriated to facilitate Activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, mitigation, and affirmatively furthering fair housing, in accordance with Executive Order 12892, in the most impacted and distressed areas resulting from a major declared disaster that occurred in 2015, 2016, or 2017.

In strict conformance with the terms and conditions of the CDBG-MIT – Hurricane Harvey HUD MID and pursuant to the GLO's Regional Mitigation Program and this Contract, Subrecipient shall perform, or cause to be performed, the Infrastructure Activities identified below to increase its resilience to disasters and reduce or eliminate long-term risk of disaster-related loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters.

Subrecipient shall perform the Activities identified herein for the service area specified in its approved Texas Community Development Block Grant Mitigation Grant Application to provide a long-lasting investment that increases resiliency in the community. The persons to benefit from the Activities described herein must receive the prescribed service or benefit, and all eligibility requirements must be met to fulfill contractual obligations.

The grant total is \$1,792,900.00. Subrecipient will be required to maintain a detailed Budget breakdown in the official system of record (TIGR) of the GLO's Community Development and Revitalization division. Subrecipient must ensure expenditures for individual projects do not exceed the amounts for detailed funding categories in the project budget of the approved Grant Application, as may be revised in writing upon mutual agreement of the Parties. If it becomes necessary to redistribute Budget line-item amounts between Activities, Subrecipient must seek a Contract Amendment prior to performing any work.

DRGR Activity: MIT- Public Facilities and Improvements-Non-Covered Projects- LMI

Activity Type: Sewer Improvements

Project Title: Lift Station #8 Sewer Rehabilitation Project

Subrecipient shall rehabilitate sewer pipes by pipe bursting, rehabilitate manholes with wall lining, and complete associated appurtenances. Construction will take place at the following locations:

Defining project location (on/along...)	Approximate path or location (from...to...) mid-point coordinates	Proposed HUD Performance Measures
North Valderas Street	From 560' south of Spanish Trace to 100' South of Manor Drive 29.19196, -95.42912	4,144 LF
East Henderson Road	From North Valderas Street eastward to North Downing Street 29.19402, -95.42448	3,007 LF
North Downing Road	From Isabella Boulevard southward to Riverwood Ranch Boulevard 29.19139, -95.41940	3,308 LF
Noreda Street	From 130' east of North Valderas Street eastward to the dead end 29.18584, -95.42615	1,531 LF
Dumars Street	From Noreda Street southward continuing into easement south of North Plantation Drive 29.18523, -95.42598	454 LF
Trail Ride Street	From 480' east of the intersection of North Valderas Street and East Henderson Road northward 708' 29.19491, -95.42765	708 LF
Lasso Street	From 165' east of the intersection of North Valderas Street and East Henderson Road northward 652' 29.19481, -95.42858	652 LF
Western stretch of Ranch House Loop	From north side of Crossing Road, between Trail Ride Road and western stretch of Ranch House Loop, continuing southward to backyard easement just north of East Henderson Road 29.19530, -95.42677	905 LF
Southern stretch of Ranch House Loop	From north side of the southern stretch of Ranch House Loop, 663' east of Trail Ride Road, southward to backyard easement just north of East Henderson Road <u>From backyard easement on north side of southern stretch of Ranch House Loop, 663' east of Trail Ride Road, southward 301' to backyard easement just north of East Henderson Road</u> 29.19424, -95.42510 29.19443, -95.42510	166 <u>301</u> LF
Crossing Road	From backyard easement west of Crossing Road, 144' north of intersection of Sarita Road and Crossing Road, eastward 174' to backyard easement 118' south of Isabella Boulevard 29.19568, -95.42270	174 LF

Western stretch of Wagon Lane Loop	From north side of Isabella Boulevard, 140' west of western stretch of Wagon Lane Loop, southward <u>739'</u> to backyard easement just north of East Henderson Road 29.19510, -95.42242	739 <u>539</u> LF
Southern stretch of Wagon Lane Loop (A)	From south side of southern stretch of Wagon Lane Loop, 214' west of North Downing Road, southward to backyard easement just north of East Henderson Road <u>From backyard easement 132' east of western stretch of Wagon Lane Loop and 138' north of southern stretch of Wagon Lane Loop eastward 295' to the backyard easement 137' west of the eastern stretch of Wagon Lane Loop and 134' north of the southern stretch of Wagon Lane Loop</u> 29.19425, -95.42021 29.19487, -95.42104	428 <u>295</u> LF
<u>Southern stretch of Wagon Lane Loop (B)</u>	<u>From south side of southern stretch of Wagon Lane Loop 140' west of the eastern stretch of Wagon Lane Loop eastward 116'</u> 29.19441, -95.42042	<u>116</u> LF
Valley Drive	From 354' south of Hospital Drive and 190' west of Valley Drive southward 350' to the end of alley between residences and drainage ditch 29.18354, -95.41492	350 LF
<u>Lapaloma Street</u>	<u>From backyard easement 132' east of western stretch of Wagon Lane Loop and south of Isabella Boulevard southward 490' to north side of southern stretch of Wagon Lane Loop</u> 29.19520, -95.42458	<u>490</u> LF
<u>Southern stretch of Sarita Road</u>	<u>From western stretch of Ranch House Loop through backyard easements south of Sarita Road eastward 1,034' to the eastern stretch of Ranch House Loop</u> 29.194841, -95.42458	<u>1,034</u> LF
<u>Western stretch of Sarita Road</u>	<u>From south side of northern stretch of Crossing Road through backyard easements west of Sarita Road southward 624' to backyard easement north of southern stretch of Ranch House Loop</u> 29.19570, -95.42583	<u>624</u> LF
<u>Eastern stretch of Wagon Lane Loop</u>	<u>From backyard easement 127' west of the eastern stretch of Wagon Lane Loop and south of Isabella Boulevard southward 539' to the south side of the southern stretch of Wagon Lane Loop</u> 29.19514, -95.42058	<u>539</u> LF

<u>Chuckwagon Court</u>	<u>From west side of western stretch of Wagon Lane Loop 340' north of Isabella Boulevard eastward 171' along south side of Chuckwagon Court 29.19702, -95.42180</u>	<u>171 LF</u>
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Total Beneficiaries	LMI Beneficiaries	LMI %	Census Tract	Block Group
18,875	9,700	51.39	6621.00	3
			6622.00	2,3,4
			6623.00	1,2,3,4
			6624.00	1
			6625.00	2
			6631.00	1
			6641.00	1,2,3

Beneficiaries were identified using City-Wide LMISD, and the above project meets the LMI national objective.

BUDGET

DRGR Activity	Grant Award	Other Funds	Total
MIT- Public Facilities and Improvements-Non-Covered Projects - LMI	\$1,792,900.00	\$0.00 <u>\$8,045.00*</u>	\$1,792,900.00 <u>\$1,800,945.00</u>
TOTAL	\$1,792,900.00	\$0.00 <u>\$8,045.00*</u>	\$1,792,900.00 <u>\$1,800,945.00</u>

*CITY OF ANGLETON GENERAL FUND TO BE USED TOWARD ENGINEERING

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BENCHMARKS

Project Phase Actions and Deliverables	Not-To-Exceed Budget Gate Percentages by Budget Category (Subrecipient may draw up to, but not exceed, the identified percentage of the Budget category until stated Deliverable(s) are submitted to and approved by the GLO.)			Single Deliverable Milestones by Budget Category (Subrecipient may draw up to 100% of Budget category after submittal to and approval by the GLO of the stated Deliverable.)		Multiple Deliverable Milestones (Subrecipient may draw up to, but not exceed, the percentage stated after submittal to and approval by the GLO of the stated Deliverable.)	
	Project Delivery			Special Environmental Funds	Acquisition Funds	Construction Funds	Planning/ Studies (not related to engineering design)
	Grant Administration Funds	Environmental Funds	Engineering Funds				
Action: Start-up Phase Deliverable: Contract kick-off meeting sign-in sheet; all required Start-Up Documentation reviewed and accepted by the GLO; executed grant administration service provider contract in PDF format.	0-15%						
Action: Commencement of Engineering Phase Deliverable: Executed engineering service provider contract in PDF format provided during start-up phase as applicable			0-30%				
Action: Commencement of Environmental Phase Deliverable: Executed environmental service provider contract in PDF format provided during start-up phase as applicable.	15.01-30%	0-30%					
Action: Completion of Design Phase Deliverable: Complete signed and sealed 100% construction plans in PDF format.*			30.01-60%				

Action: Completion of Special Environmental Services Deliverable: GLO approval of required documentation, dependent upon additional environmental requirements					100%			
Action: Completion of Environmental Record Review Deliverable: GLO-signed AUGF**	30.01-50%	30.01-100%						
Action: Acquisition Phase Deliverable: Acquisition Detailed Report and supporting documentation per parcel accepted by the GLO*					100%			
Action: Commencement of Bid Phase Deliverable: First published bid notice and publisher's affidavit*	50.01-60%		60.01-70%					
Action: Commencement of Construction Phase Deliverable: Signed NTP*	60.01-85%		70.01-85%				0-95%	
Action: Completion of Construction Phase Deliverable: Signed and sealed complete As-Built Plans in PDF format; executed COCC accepted by the GLO; signed FWCR accepted by the GLO*	85.01-95%		85.01-100%				95.01-100%	
Action: Commencement of Planning/Study Phase Deliverable: Signed NTP or similar document from Subrecipient, initiating the Planning/study Activity and describing the work to be performed ^for Planning/Study only	15.01-60%^							0-85%
Action: Completion of Planning/Study Phase Deliverable: Final Planning/study report and proof of acceptance by Subrecipient ^for Planning/Study only	60.01-95%^							85.01-100%
Action: Grant Completion Report Approval Deliverable: GCR approved by the GLO	95.01-100%							

Failure to provide any Deliverable identified above could result in Subrecipient's repayment of drawn funds, in part or in full, in addition to other remedies provided to the GLO under this Contract. Providing the Deliverables identified in this table will allow Subrecipient to draw the identified funding percentage per Budget category, contingent upon Subrecipient's compliance with associated Program guidance.

*If Subrecipient executes multiple construction contracts, this Deliverable (or Deliverables, as applicable) will be required for each contract, and associated costs will be pro-rated in accordance with the Budget details in the final GLO-approved Application.

**If the Project includes more than one ERR, associated costs will be pro-rated in accordance with the Budget details in the final GLO-approved Application.



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

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

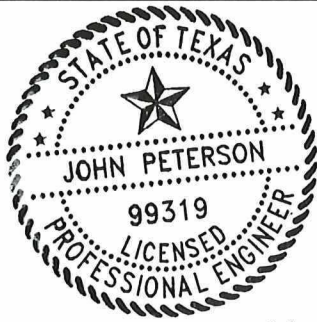
Applicant/Subrecipient:	City of Angleton					
Site/Activity Title:	Lift Station #8 Sanitary Sewer Collection System Rehabilitation Project					
Eligible Activity:	Inflow and Infiltration Reduction					
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
Traffic control and regulation, complete in place, the sum of:	\$13,500.00	LS	1	\$13,500.00	\$-	\$13,500.00
Implementation of Storm Water Pollution Prevention Plan, complete in place, the sum of:	\$7,500.00	LS	1	\$7,500.00	\$-	\$7,500.00
Rehabilitate existing sanitary manhole with 1" SewperCoat cementitious liner, complete in place, the sum of:	\$360.00	VF	489	\$176,040.00	\$-	\$176,040.00
Repair sanitary manhole concrete ring, complete in place, the sum of:	\$1,250.00	EA	2	\$2,500.00	\$-	\$2,500.00
Replace ring and cover, complete in place, the sum of:	\$1,750.00	EA	19	\$33,250.00	\$-	\$33,250.00
Short-side sanitary service reconnection, complete in place, the sum of:	\$680.00	EA	222	\$150,960.00	\$-	\$150,960.00
Long-side sanitary service reconnections, complete in place the sum of:	\$750.00	EA	34	\$25,500.00	\$-	\$25,500.00
Remount sanitary manhole iron ring, complete in place, the sum of:	\$1,200.00	EA	5	\$6,000.00	\$-	\$6,000.00
Furnish and install 8" sanitary sewer cleanout, complete in place, the sum of:	\$1,000.00	EA	11	\$11,000.00	\$-	\$11,000.00
Furnish and install sanitary sewer manhole inflow protector, all sizes (i.e., for either 32-inch or 24-inch manhole covers), complete in place, the sum of:	\$250.00	EA	70	\$17,500.00	\$-	\$17,500.00
Raise sanitary manhole ring to grade, complete in place, the sum of:	\$1,500.00	EA	27	\$40,500.00	\$-	\$40,500.00
Remove existing 4' diameter sanitary manhole, up to 8' depth, complete in place, the sum of:	\$725.00	EA	2	\$1,450.00	\$-	\$1,450.00
Remove existing 4' diameter sanitary manhole, 8'-12' depth, complete in place, the sum of:	\$750.00	EA	2	\$1,500.00	\$-	\$1,500.00
Remove existing 4' diameter sanitary manhole, 12'-16' depth, complete in place, the sum of:	\$1,000.00	EA	2	\$2,000.00	\$-	\$2,000.00
Furnish and install proposed 4' diameter sanitary manhole, up to 8' depth, complete in place, the sum of:	\$6,500.00	EA	2	\$13,000.00	\$-	\$13,000.00
Furnish and install proposed 4' diameter sanitary manhole, 8'-12' depth, complete in place, the sum of:	\$7,500.00	EA	2	\$15,000.00	\$-	\$15,000.00
Furnish and install proposed 4' diameter sanitary manhole, 12'-16' depth, complete in place, the sum of:	\$9,500.00	EA	3	\$28,500.00	\$-	\$28,500.00
Replace 6" sanitary sewer gravity main with 8.625" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	\$26.00	LF	3210	\$83,460.00	\$-	\$83,460.00
Replace 8" sanitary sewer gravity main with 8.625" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	\$26.00	LF	4500	\$117,000.00	\$-	\$117,000.00

Replace 10" sanitary sewer gravity main with 12.75" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	\$40.00	LF	2930	\$117,200.00	\$-	\$117,200.00
Replace 12" sanitary sewer gravity main with 14.0" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	\$52.00	LF	1820	\$94,640.00	\$-	\$94,640.00
Replace 15" sanitary sewer gravity main with 18.0" O.D. SDR 19 HDPE via pipe bursting method, including pre and post cleaning and televising, complete in place, the sum of:	\$80.00	LF	400	\$32,000.00	\$-	\$32,000.00
Trench safety system, greater than 5 feet, complete in place, the sum of:	\$5.00	LF	1630	\$8,150.00	\$-	\$8,150.00
Brace, support, and protect utility structures per utility company's requirements, complete in place, the sum of:	\$1,500.00	EA	1	\$1,500.00	\$-	\$1,500.00
Installation and removal of piezometers, complete in place, the sum of:	\$2,100.00	EA	1	\$2,100.00	\$-	\$2,100.00
Well pointing for sanitary sewer installation, all sizes, all depths, including all necessary appurtenances, complete in place, the sum of:	\$25.00	LF	100	\$2,500.00	\$-	\$2,500.00
Wet condition bedding for sanitary sewer, all sizes, all depths, complete in place, the sum of:	\$32.00	LF	100	\$3,200.00	\$-	\$3,200.00
Sag removal, all depths, complete in place, the sum of:	\$1,800.00	EA	2	\$3,600.00	\$-	\$3,600.00
Extra length for sag removal, all depths, complete in place, the sum of:	\$56.00	LF	40	\$2,240.00	\$-	\$2,240.00
Obstruction removal (by excavation), all depths, complete in place, the sum of:	\$1,100.00	EA	2	\$2,200.00	\$-	\$2,200.00
Extra length for obstruction removal (by excavation), all depths, complete in place, the sum of:	\$56.00	LF	40	\$2,240.00	\$-	\$2,240.00
Install extra cement stabilized sand backfill, complete in place, the sum of:	\$35.00	CY	24	\$840.00	\$-	\$840.00
TOTAL	\$62,648.00			\$1,018,570.00	\$-	\$1,018,570.00

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

\$1,000 Regular Maintenance

2. Identify and explain any special engineering activities.



Seal

Date:	11/24/2025
Phone Number:	713-622-9264

Signature of Registered Engineer/Architect
Responsible For Budget Justification:

Legend

- Prop. Pipe Burst Lines (Additional - Option 2)
- Prop. Pipe Burst Lines (Current Bid)
- Exist. Sanitary Gravity Mains (Need Rehab)
- Exist. Sanitary Gravity Mains (No Rehab)
- Exist. Sanitary Manholes
- ▲ Exist. Sanitary Cleanouts
- Parcels

