

# Mayor and Council Communication

**DATE:** 06/09/26

**M&C FILE NUMBER:** M&C 26-0483

**LOG NAME:** 21103648 P 10, 11 & 12 GRAMAR AND JAMES

**SUBJECT**

(CD 3 and Near CD 3) Authorize Acquisition of Approximately 0.738 Acres in Permanent Sanitary Sewer Easements and Approximately 0.268 Acres for Temporary Construction Easements from Property Owned by Gramar Properties LLC Located at 4900 Benbrook Blvd, Fort Worth, Tarrant County, Texas, 76116 in the J.W. Smith Survey, Abstract No. 1406 in the Amount of \$236,700.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$241,700.00 and Authorize the Acquisition of Approximately 0.474 Acres in a Permanent Sanitary Sewer Easement and Approximately 0.658 Acres for Temporary Construction Easements from Property Owned by Grant and Marcee James Located at 8600 Team Ranch, Benbrook, Tarrant County, Texas, 76126 in the John Wesley Smith Survey, Abstract No. 1406, in the Amount of \$286,900.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$291,900.00 for the Mary's Creek Force Main Project

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of approximately 0.738 acres in permanent sanitary sewer easements and approximately 0.268 acres for temporary construction easements from property owned by Gramar Properties LLC located at 4900 Benbrook Blvd, Fort Worth, Tarrant County, Texas, 76116 in the J.W. Smith Survey, Abstract No. 1406 (City Project No. 103648);
2. Authorize the acquisition of approximately 0.474 acres in a permanent sanitary sewer easement and approximately 0.658 acres for temporary construction easements from property owned by Grant and Marcee James located at 8600 Team Ranch, Benbrook, Tarrant County, Texas, 76126 in the John Wesley Smith Survey, Abstract No. 1406, for the Mary's Creek Lift Station Site & Force Main Alignment project (City Project No. 103648);
3. Find that the total purchase price of \$236,700.00 is just compensation for the easements from Gramar Properties LLC and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$241,700.00;
4. Find that the total purchase price of \$286,900.00 is just compensation for the easements from Grant and Marcee James and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$291,900.00; and
5. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the acquisition of certain easement interests for the Mary's Creek Lift Station Site & Force Main Alignment project (City Project No. 103648). The project consists of constructing a force main and will extend approximately six miles from 315 Winscott Road to the Mary's Creek Water Reclamation Facility at 11091 Chapin Road. The force main will be installed by open cut with the exception of major road crossings which will require tunneling and boring.

This M&C will authorize the acquisition of approximately 0.738 acres in permanent sanitary sewer easements and approximately 0.268 acres for temporary construction easements from property owned by Gramar Properties LLC located at 4900 Benbrook Blvd, Fort Worth, Tarrant County, Texas, 76116 in the J.W. Smith Survey, Abstract No. 1406, and approximately 0.474 acres in a permanent sanitary sewer easement (PSE) and approximately 0.658 acres for temporary construction easements from property owned by Grant and Marcee James located at 8600 Team Ranch, Benbrook, Tarrant County, Texas, 76126 in the John Wesley Smith Survey, Abstract No. 1406 for the Mary's Creek Lift Station Site & Force Main Alignment project (City Project No. 103648)

An independent appraisal established each of the easements' fair market value. Gramar Properties, LLC has agreed to the negotiated amount of \$236,700.00 as total compensation for the easements provided and Grant and Marcee James have agreed to the negotiated amount of \$286,900.00 as total compensation for the easements provided (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00 at the closing with each property owner for the respective easements..

Upon City Council approval, staff will proceed with acquiring the needed permanent sanitary sewer easement (PSSE) and temporary construction easement (TCE) interests.

Ownership	Parcel	Parcel Location	Legal Description	Acreage/Interest	Amount
Gramar	Parcel	4900 Benbrook	J.W. Smith Survey,	0.738	\$188,800.00

Properties LLC	10 & 11 PSSEs	Blvd, Fort Worth, Tarrant County, Texas, 76116	Abstract No. 1406		
Gramar Properties LLC	Parcel 10 & 11 TCEs	4900 Benbrook Blvd, Fort Worth, Tarrant County, Texas, 76116	J.W. Smith Survey, Abstract No. 1406	0.268	\$47,900.00
			Improvements + Cost to Cure		0.00
			Estimate Closing Cost		\$5,000.00
			<b>Total Cost</b>		\$241,700.00

Ownership	Parcel	Parcel Location	Legal Description	Acreage/Interest	Amount
Grant and Marcee James	Parcel 12 PSSE	8600 Team Ranch, Benbrook, Tarrant County, Texas, 76126	John Wesley Smith Survey, Abstract No. 1406	0.474	\$176,400.00
Grant and Marcee James	Parcel 12 TCEs	8600 Team Ranch, Benbrook, Tarrant County, Texas, 76126	John Wesley Smith Survey, Abstract No. 1406	0.658	\$54,500.00
			Improvements + Cost to Cure		0.00
			Damages		\$56,000.00
			Estimate Closing Cost		\$5,000.00
			<b>Total Cost</b>		\$291,900.00

Funding is budgeted in the Water & Sewer Bond 2017A Fund for the purpose of funding the Mary's Creek Lift Station Site & Force Main Alignment project, as appropriated.

This property is located in COUNCIL DISTRICT 3 and near COUNCIL DISTRICT 3.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Water & Sewer Bond 2017A Fund for the MC LS Site & FM Align project to support approval of the above recommendations and acquisition of the easements. Prior to any expenditure being incurred, the Property Management and Water Departments have the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

**Originating Business Unit Head:** Marilyn Marvin 7708

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