



**FORUM ESTATES PUBLIC IMPROVEMENT
DISTRICT BOARD MEETING
MAIN LIBRARY, 901 CONOVER DR.
MONDAY, AUGUST 12, 2024 AT 6:30 PM**

AGENDA

CALL TO ORDER

CITIZENS' FORUM

Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

AGENDA ITEMS

1. Community Updates:

- (1) Trucks Illegally Parked within the community to include Residential & Business areas
- (2) Marketing Signs: Stakes & Banners - Apartments & Businesses
- (3) Short Term Rentals within the Forum Estates PID
- (4) Solicitation - Grand Prairie Police Non-Emergency
- (5) Food Trucks – Updated Process for Permit
- (6) Bandit Signs – Code Compliance
- (7) City Wide Alerts & Notifications
- (8) Trash Collection Days Changing Effective 10/2/23
- (9) Brush Pick-Up Information
- (10) How to Schedule Bulky Waste Pick Up

2. Consider proposal from Bob Owens Electric for underground trench/bore and installation of (2) quad GFCI outlets located at the southwest corner of Forum Dr. and Great Southwest Pkwy. in the amount of:

- Option 1: \$12,900
- Option 2: \$13,700 (includes 4 RAB Leslie LED floodlights)

3. Consider proposals for repair to uplighting in landscape bed at Forum and Olympia where AT&T cut the line in the amounts of \$1,962.91 and \$6,655.36

4. Discussion of Budget to Actual Financial Reports for July 31, 2024

5. Consider FY 2025 Budget and Assessment Rate

CITIZENS' FORUM

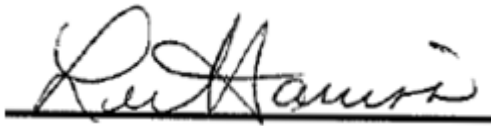
Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted August 9, 2024.

This location is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8091 or email at least three (3) business days prior to the scheduled meeting to request an accommodation.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

*Lee Harris, CPA
Special District Administrator, Finance Department*



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/12/24

REQUESTER: Brenda Waters – PID Manager, FSR

PRESENTER: Chandra Charles, Vice President

TITLE: Community Updates:

- (1) Trucks Illegally Parked within the community to include Residential & Business areas
- (2) Marketing Signs: Stakes & Banners - Apartments & Businesses
- (3) Short Term Rentals within the Forum Estates PID
- (4) Solicitation - Grand Prairie Police Non-Emergency
- (5) Food Trucks – Updated Process for Permit
- (6) Bandit Signs – Code Compliance
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- (10) How to Schedule Bulky Waste Pick Up

Community Updates

Item 1.

- (1) Trucks Illegally Parked within the community to include Residential & Business areas – **Department - Code Enforcement:** Main Line (972)237-8296 & Alternate (972)237-8049
- (2) Marketing Signs: Stakes & Banners - Apartments & Businesses
Department - Housing & Neighborhood Services: (972)237-8176
- (3) Short Term Rentals (STR) within the Forum Estates PID (FAQ & Quick Reference Guide) – **Department - Code Compliance (STR):**
Jimmy Cervantes, 972-237-8098, scervantes@gptx.org
- (4) **Solicitation – Department – Grand Prairie Police:** 972-237-8790, Non-Emergency Number
- (5) **Food Trucks** – Information about updated process:
<https://www.gptx.org/Departments/Public-Health-and-Environmental-Quality/Environmental-Quality/Permits-Policies/Food-Service-Permits/Mobile-Food-Truck-Permit>
- (6) **Bandit Signs** – We Buy Cars / We Buy Houses, Diabetic Supplies
Department: Code Compliance 972-237-8296
- (7) **City Wide Alerts & Notifications** - TextMyGov (Get Fast Assistance Text the City of Grand Prairie)
- (8) **Trash Collection Days Changing Effective 10/2/23** - Forum Estates is in Area 1 (Grand Prairie, Texas Solid Waste & Recycling) – Garbage Collection & Bulk Trash **Republic Services 817-261-8812 / Alternative City of Grand Prairie 972-237-4550** All garbage and recycling must be set out by 7 a.m. on your scheduled collection day but no earlier than 8 p.m. the night before your collection day.
- (9) **Brush Pick-Up Information:**
<https://www.gptx.org/Departments/Streets/Brush-Pickup-Information>
- (10) **How to Schedule Bulky Waste Pick Up:**
<https://www.gptx.org/Departments/Solid-Waste/Garbage-Recycling-Collection/Bulky-Waste>

8/12/2024

Item 1.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/12/2024

REQUESTER: Brenda Waters – PID Manager, FSR

PRESENTER: John Sittmann, President

TITLE: Consider proposal from Bob Owens Electric for underground trench/bore and installation of (2) quad GFCI outlets located at the southwest corner of Forum Dr. and Great Southwest Pkwy. in the amount of:

- Option 1: \$12,900
- Option 2: \$13,700 (includes 4 RAB Leslie LED floodlights)

ANALYSIS:



Bob Owens Electric

FORUM ESTATES PID
GRAND PRAIRIE, TX

(972) 237-8091
Lharriss@GPTX.org

ESTIMATE	Item 2.
EXPIRATION DATE	Apr 5, 2024
TOTAL	\$12,900.00

CONTACT US

1321 Valwood Parkway, Suite 400
Carrollton, TX 75006

(972) 243-0008
jordan@bobowenselectric.com

ESTIMATE

Services

Underground - Trench/Bore

From the existing power source that feeds the Brighton monument sign, we will trench/ bore approximately 475' east to the corner wall area at the southwest corner of Forum Dr./ Great Southwest Pkwy. and install conduit.

Custom Services - Bid Work (Two-Man)

We will pull new circuit from source to corner and install (2) Quad GFCI outlets for holiday lighting to be on dusk to dawn.

Services subtotal: \$10,620.00

Materials

amount

Wire - #10AWG THHN	\$1,248.00
Conduit - 3/4" PVC	\$814.08
Boxes - 3 HOLE 2 GANG BELL BOX	\$34.94
Receptacles - 20A GFCI	\$84.00
Plates/Covers - Two Gang Bubble Cover	\$70.00
Conduit - 3/4" 90 degree elbow	\$10.32
Receptacles - 20A Duplex	\$18.66

Materials subtotal: \$2 Item 2.

Subtotal	\$12,900.00
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Tax (TX-Dallas-3057994 8.25%)	\$0.00
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Total	\$12,900.00
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Bob Owens Electric

FORUM ESTATES PID
GRAND PRAIRIE, TX

(972) 237-8091
Lharriss@GPTX.org

ESTIMATE	Item 2.
EXPIRATION DATE	Apr 5, 2024
TOTAL	\$13,700.00

CONTACT US

1321 Valwood Parkway, Suite 400
Carrollton, TX 75006

(972) 243-0008
jordan@bobowenselectric.com

ESTIMATE

Services

Underground - Trench/Bore

From the existing power source that feeds the Brighton monument sign, we will trench/ bore approximately 475' east to the corner wall area at the southwest corner of Forum Dr./ Great Southwest Pkwy. and install conduit.

Custom Services - Bid Work (Two-Man)

We will pull new circuit from source to corner and install (2) Quad GFCI outlets for holiday lighting to be on dusk to dawn.
We will install (4) RAB Leslie LED floodlights on top of posts to illuminate the corner.

Services subtotal: \$10,780.00

Materials

amount

Wire - #10AWG THHN	\$1,248.00
Conduit - 3/4" PVC	\$814.08
Boxes - 3 HOLE 2 GANG BELL BOX	\$34.94
Receptacles - 20A GFCI	\$84.00
Plates/Covers - Two Gang Bubble Cover	\$70.00
Conduit - 3/4" 90 degree elbow	\$10.32
Receptacles - 20A Duplex	\$18.66

Fixtures - RAB Leslie 13W

Item 2.

Garden Posts - Quick post

\$288.00

Materials subtotal: \$2,920.00

Subtotal

\$13,700.00

Total

\$13,700.00



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/12/2024

REQUESTER: Brenda Waters – PID Manager, FSR

PRESENTER: John Sittmann, President

TITLE: Consider proposals for repair to uplighting in landscape bed at Forum and Olympia where AT&T cut the line in the amounts of \$1,962.91 and \$6,655.36

ANALYSIS:

Option 1 in the amount of \$1,962.91 to restore power: if this fails, we will perform option 2. We will dig up the area where the line was cut, install junction box and refeed circuits to restore power to monument lights and outlets, and we will resecure the meter base and panel that has detached from wall

Option 2 in the amount of \$6,655.36 if option 1 fails to restore power: we will trench/ bore from existing power source to monument area and install conduit, refeed circuits to restore power to monument lights and outlets, and resecure the meter base and panel that has detached from wall



Bob Owens Electric

FORUM ESTATES PID
GRAND PRAIRIE, TX

(972) 237-8091
Lharriss@GPTX.org

ESTIMATE	Item 3.
SERVICE DATE	Jun 26, 2024
EXPIRATION DATE	Jul 31, 2024
TOTAL	\$1,962.91

CONTACT US

1321 Valwood Parkway, Suite 400
Carrollton, TX 75006

(972) 243-0008
jordan@bobowenselectric.com

ESTIMATE

Services	amount
Custom Services - Bid Work (Two-Man)	\$1,280.00
<p>Up lighting in landscape bed at Forum and Olympia has no power. AT&T cut line. This is option 1 to restore power, if this fails, we will perform option 2.</p> <p>1. We will dig up the area where the line was cut, install junction box and refeed circuits to restore power to monument lights and outlets 2. we will resecure the meter base and panel that has detached from wall.</p>	
Materials	amount
Wire - #12AWG THHN	\$624.00
Boxes - 4x4x4 pvc box	\$24.99
Conduit - 3/4" PVC	\$33.92
Subtotal	\$1,962.91
Total	\$1,962.91



Bob Owens Electric

FORUM ESTATES PID
GRAND PRAIRIE, TX

(972) 237-8091
Lharriss@GPTX.org

ESTIMATE	Item 3.
SERVICE DATE	Jun 26, 2024
EXPIRATION DATE	Jul 31, 2024
TOTAL	\$7,355.36

CONTACT US

1321 Valwood Parkway, Suite 400
Carrollton, TX 75006

(972) 243-0008
jordan@bobowenselectric.com

ESTIMATE

Services	amount
Underground - Directional Bore Up lighting in landscape bed at Forum and Olympia has no power. AT&T cut line. This is option 2, if option 1 fails to restore power. 1. We will trench/ bore from existing power source to monument area and install conduit.	\$4,480.00
Custom Services - Bid Work (Two-Man) 2. We will refeed circuits to restore power to monument lights and outlets 3. we will resecure the meter base and panel that has detached from wall.	\$1,280.00
Materials	amount
Conduit - 3/4" PVC	\$271.36
Wire - #12AWG THHN	\$624.00
Permits - PERMIT FEE	\$350.00
Permits - ROW FEES	\$350.00
Subtotal	\$7,355.36

Total \$6,655.36 ~~\$7,355.36~~
permit fees to be waived



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/12/2024

REQUESTER: Lee Harriss

PRESENTER: John Sittmann, President

TITLE: Discussion of Budget to Actual Financial Reports for July 31, 2024

Budget/Actual Report for Fiscal 2024
321592
Forum Estates Public Improvement District
as of 7/31/24 Preliminary

	10/1/2023 - 9/30/2024				Current Month	Estimate 9/30/2024	
	Budget	Actual	Difference	% Used			
FRPID							
321592							
Beginning Resource Balance	337,000	376,153.38				376,153	
Revenues							
Spec Assess Delinquent	42610	-	(24,239.25)	(24,239.25)	0%	-	(24,239)
Special Assessment Income	42620	625,351	608,084.93	(17,266.07)	97%	-	619,097
Interest On Pid Assessment	42630	-	(25,943.06)	(25,943.06)	0%	-	(25,943)
Insurance Recovery Property	42770	-	10,033.00	10,033.00	0%	-	10,033
Devlpr Particip/Projects	46110	3,200	4,455.20	1,255.20	139%	4,455.20	4,455
Miscellaneous	46395	-	-	-	0%	-	-
Refunding Bond Proceeds	49050	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-	0%	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-	-
Trsf In/Parks Venue (3170)	49780	37,169	27,878.00	(9,291.00)	75%	-	37,169
Total Revenues	665,720	600,268.82	(65,451.18)	90%	4,455.20	620,572	
Expenditures							
Office Supplies	60020	100	-	100.00	0%	-	100
Decorations	60132	22,500	40,949.44	(18,449.44)	182%	-	40,949
Beautification	60490	100,000	68,013.15	31,986.85	68%	24,587.50	100,000
Graffiti Cleanup	60775	-	-	-	0%	-	-
Wall Maintenance	60776	20,000	12,472.00	7,528.00	62%	640.00	20,000
Professional Engineering Servi	61041	5,000	-	5,000.00	0%	-	-
Security	61165	-	-	-	0%	-	-
Mowing Contractor	61225	158,543	77,867.00	80,676.00	49%	8,623.00	158,543
Data Processing Services	61315	350	-	350.00	0%	-	350
Collection Services	61380	4,690	4,677.90	12.10	100%	-	4,678
Miscellaneous Services	61485	2,000	3,500.00	(1,500.00)	175%	-	3,500
Fees/Administration	61510	11,124	14,040.00	(2,916.00)	126%	1,800.00	19,800
Postage And Delivery Charges	61520	100	-	100.00	0%	-	-
Fiscal Fees	61950	-	-	-	0%	-	-
Light Power Service	62030	2,800	1,214.62	1,585.38	43%	-	2,800
Water/Wastewater Service	62035	35,000	23,860.24	11,139.76	68%	4,097.50	40,000
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Mailbox Maintenance	63042	5,000	-	5,000.00	0%	-	5,000
Irrigation System Maintenance	63065	25,000	14,471.00	10,529.00	58%	299.00	25,000
Roadway Markings/Signs Maint	63115	104,100	71,568.00	32,532.00	69%	-	71,568
Decorative Lighting Maintenan	63146	10,000	32,993.73	(22,993.73)	330%	30,848.25	32,994
Property Insurance Premium	64080	2,800	3,033.00	(233.00)	108%	-	3,033
Liability Insurance Premium	64090	1,500	2,299.08	(799.08)	153%	-	2,299
Fencing	68061	280,316	140,157.00	140,159.00	50%	-	140,157
Architect/L/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	0%	-	-
Lease Payment	68901	25,000	-	25,000.00	0%	-	25,000
Lease Interest Expense	91000	-	-	-	0%	-	-
Interest Expense Bonds	91070	5,600	5,600.00	-	100%	-	5,600
Fiscal Fees	91110	-	-	-	0%	-	-
Principal Payment Bonds	95015	80,000	80,000.00	-	100%	-	80,000
Total Expenditures	901,523	596,716.16	304,806.84	66%	70,895.25	781,371	
Ending Resource Balance	101,197	379,706.04				215,355	

Forum Estates Public Improvement District

These are Forum Estates PID assessments collected from PID residents to pay for PID maintenance.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/12/2024

REQUESTER: Lee Harriss

PRESENTER: John Sittmann, President

TITLE: Consider FY 2025 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 5
Forum Estates
Five Year Service Plan 2025 - 2029 BUDGET

Income based on Assessment Rate of \$0.10 per \$100 of appraised value.
 The FY 2024 rate was \$0.10 per \$100 of appraised value
 Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$631,727,105	\$ 0.10	\$ 631,727		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 215,000	\$ 205,448	\$ 505,627	\$ 837,234	\$ 1,231,563
P.I.D. Assessment	42620	\$ 631,727	\$ 694,900	\$ 764,390	\$ 840,829	\$ 924,912
Devlpr Particip/Projects*	46110	4,500	4,500	4,500	4,500	4,500
City Contribution	49780	48,624	48,624	48,624	48,624	48,624
TOTAL INCOME		\$ 684,851	\$ 748,024	\$ 817,514	\$ 893,953	\$ 978,036
Amount Available		\$ 899,851	\$ 953,471	\$ 1,323,141	\$ 1,731,186	\$ 2,209,599

EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	42,000	42,000	42,000	42,000	42,000
Beautification	60490	100,000	75,000	100,000	100,000	100,000
Wall Maintenance	60776	20,000	20,000	20,000	20,000	20,000
Professional Engineering Svc**	61041	5,000	-	-	-	-
Mowing Contractor	61225	158,543	166,470	174,794	183,533	192,710
Website	61315	350	368	386	405	425
Collection Service (\$3.10/Acct)	61380	4,387	4,387	4,387	4,387	4,387
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	11,124	11,680	12,264	12,877	13,521
Postage	61520	100	100	100	100	100
Electric Power	62030	2,800	2,940	3,087	3,241	3,403
Water Utility	62035	45,000	47,250	49,613	52,093	54,698
Mailbox Maintenance	63042	5,000	5,000	5,000	5,000	5,000
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Roadway Markings/Signs***	63115	100,000	3,000	3,000	3,000	3,000
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Property Insurance Premium	64080	3,500	3,675	3,859	4,052	4,254
Liability Insurance Premium	64090	2,500	2,625	2,756	2,894	3,039
Fencing	68061	50,000	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-
Lease Payment-Security Cameras	68901	25,000	26,250	27,563	28,941	30,388
Int. Exp. Bonds	91070	2,000	-	-	-	-
Princpl. Pmts. Bonds	95015	80,000	-	-	-	-
TOTAL EXPENSES		\$ 694,404	\$ 447,844	\$ 485,907	\$ 499,623	\$ 514,025
Ending Balance****		\$ 205,448	\$ 505,627	\$ 837,234	\$ 1,231,563	\$ 1,695,574

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$ 100	
\$200,000	\$ 200	
\$300,000	\$ 300	
\$400,000	\$ 400	
\$500,000	\$ 500	
		Avg. Property Value: \$ 446,450
		Avg. Property Assessment: \$ 446
		No. of Properties: 1,415

*Reimbursement for additional holiday decorations.
 **Reserve Study
 ***Wrought iron street signs
 ****Fence replacements