

CITY OF GRAND PRAIRIE GREENWAY TRAILS PUBLIC IMPROVEMENT DISTRICT BOARD MEETING GRAND PRAIRIE MUNICIPAL AIRPORT 3116 S GREAT SOUTHWEST PARKWAY THURSDAY, AUGUST 18, 2022, 3:00 PM

AGENDA

The meeting will be held at <u>Grand Prairie Municipal Airport, 3116 S Great Southwest Parkway</u>, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website (www.gptx.org/pid) for those who would like to view it in its entirety.

CALL TO ORDER

CITIZENS' FORUM/CITIZEN COMMENTS

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

AGENDA ITEMS

Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

1. Approve Meeting Minutes

- November 29, 2021
- 2. Projects/Contracts:
 - A. Heritage Parkway
 - (1) Landscaping and irrigation systems
 - (2) Screening walls and fencing
 - (3) Entryways and signage
 - (4) Trees and beds areas
 - (5) Decorative lighting
 - B. Double Oak Avenue
 - (1) Landscaping and irrigation systems
 - (2) Screening walls and fencing
 - (3) Entryways and signage
 - (4) Trees and beds areas
 - (5) Decorative lighting
 - (6) Roundabout
 - C. Oaktree Lane
 - (1) Landscaping and irrigation systems
 - (2) Screening walls and fencing
 - (3) Entryways and signage

- (4) Trees and beds areas
- (5) Decorative lighting
- D. Branch Hollow Drive
 - (1) Landscaping and irrigation systems
 - (2) Screening walls and fencing
 - (3) Signage
 - (4) Trees and beds areas
 - (5) Decorative lighting
- E. Walnut Ridge Drive
 - (1) Landscaping and irrigation systems
 - (2) Screening walls and fencing
 - (3) Signage
 - (4) Trees and beds areas
 - (5) Decorative lighting
- F. Drainage, Detention, and Easement Areas
 - (1) Cleanup
 - (2) Landscaping and irrigation systems
 - (3) Screening walls and fencing
- G. Ponds
 - 1) Landscaping and irrigation systems
 - 2) Fountain
 - 3) Lighting
 - 4) Water well
 - 5) Sidewalks and improvements thereon
- H. Amenity Center Park/Other Parks
 - 1) Landscaping and irrigation systems
 - 2) Lighting
 - 3) Sidewalks and improvements thereon
 - 4) Parking lot
 - 5) Playground
 - 6) Trees and beds areas
- 3. Financial Reports
- 4. Consider FY 2023 Budget and Assessment Rate

CITIZENS' FORUM/CITIZEN COMMENTS

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

ADJOURNMENT

The meeting facility 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 LHarriss@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the <u>Greenway Trails</u> <u>PID</u> Board meeting agenda was prepared and posted <u>August 15, 2022</u>.

Lee Harriss, Special District Administrator

Minutes of Greenway Trails Board Meeting November 29, 2021 6:30 Pm Betty Warmack Library 760 Bardin Rd.

Call to Order

The meeting was called to order at 6:30 pm. Present were board members Justin Bosworth and Katie Sabin, and others including Tonya Smith (VCM), Special District Administrator Lee Harriss, and about four others. Absent was board member Benjamin Clark.

Citizen's Forum – A citizen inquired about the HOA pool.

- 1. Open Meetings Act Ms. Harriss reviewed the Open Meetings Act.
- 2. **Presentation What is a PID?** Ms. Harriss gave the presentation.
- Projects/Contracts: Playground A homeowner requested a larger playground. Mr. Bosworth and Ms. Sabin explained that the playground was designed for the size of the neighborhood.
- 4. Budget and Financial Reports Ms. Harriss reviewed the reports.

Citizen's Forum – A homeowner discussed an irrigation system issue at his house.

Adjournment - The meeting adjourned at 7:32 pm.

Budget/Actual Report for Fiscal 2022 322992 Greenway Trails Public Improvement District

as of 8/12/22

			10/1/2021 - 9	Current	Estimate		
	_	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	<u>Month</u>	<u>9/30/22</u>
			GTPID 322992				
Beginning Resource Balance		1,000	1,021.07				1,021.07
Revenues							
Spec Assess Delinquent	42610	-	-	-	0%	-	-
Special Assessment Income	42620	35,030	34,273.98	(756.02)	98%	-	34,679.70
Interest On Pid Assessment	42630	-	332.45	332.45	0%	-	332.45
Devlpr Particip/Projects	46110	-	-	-	0%	-	-
Miscellaneous	46395	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-	-
Trsf In/Parks Venue (3170)	49780	1,178	982.00	(196.00)	<u>83</u> %		1,178.00
Total Revenues		36,208	35,588.43	(619.57)	98%	-	36,190.15
Expenditures							
Office Supplies	60020		-	-	0%		
Decorations	60132	-	-	-	0%	-	_
Beautification	60490	-	615.83	(615.83)	0%	-	_
Graffiti Cleanup	60775	-	-	(010100)	0%	-	_
Wall Maintenance	60776		-	-	0%		
Professional Engineering Servi	61041	-	-	-	0%	-	_
Mowing Contractor	61225	33,000	7,128.31	25,871.69	22%	-	33,000.00
Legal Services	61360	-	-		0%	-	_
Collection Services	61380	708	756.40	(48.40)	107%	-	756.40
Miscellaneous Services	61485	-	-	-	0%	-	-
Fees/Administration	61510	-	-	-	0%	-	_
Postage And Delivery Charges	61520	-	91.16	(91.16)	0%	-	91.16
Light Power Service	62030	-	-	-	0%	-	-
Water/Wastewater Service	62035	-	-	-	0%	-	_
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	_
Pond Maintenance-Aquatic	63038	-	-	-	0%	-	_
Pond Maintenance-Equipment	63039	-	295.00	(295.00)	0%	-	295.00
Irrigation System Maintenance	63065	-	-	-	0%	-	-
Roadway Markings/Signs Maint	63115	-	-	-	0%	-	-
Decorative Lighting Maintenanc	63146	-	-	-	0%	-	_
Property Insurance Premium	64080	1,400	-	1,400.00	0%	-	1,400.00
Liability Insurance Premium	64090	250	65.12	184.88	26%	-	65.12
Fencing	68061	-	-	-	0%	-	-
Architect'L/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	<u>0</u> %	-	-
Total Expenditures		35,358	8,951.82	26,406.18	25%	-	35,607.68
Ending Resource Balance		1,850	27,657.68				1,603.54

Greenway Trails Public Improvement District

These are Greenway Trails PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 19 Greenway Trails Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.20 per \$100 of appraised value. The FY 2022 rate was \$0.20 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

INCOME: Appraised Value		Valu \$12	ıe 29,938,059	Ass \$	sess Rate 0.20	Revenue \$ 259,876				
		·	2023	·	2024	2025		2026		2027
Estimated No. of New Homes Built by Year Estimated Total No. of Improved Properties Estimated No. of Unimproved Properties Total No. of Properties			256 308 343 651		108 416 235 651	131 547 104 651		104 651 - 651		- 651 - 651
Beginning Balance (Estimated)	A () -	\$	1,000	\$	46,415	\$ 218,320	\$	370,692	\$	482,064
Description P.I.D. Assessment City Contribution	Acct. No. 42620 49780	\$	259,876 2,057	\$	414,131 2,057	\$ 462,706 2,057	\$	501,270 2,057	\$	501,270 2,057
TOTAL INCOME	10100	\$	261,933	\$	416,188	\$ 464,763	\$	503,327	\$	503,327
Amount Available		\$	262,933	\$	462,603	\$ 683,083	\$	874,019	\$	985,391
EXPENSES:					0004	0005				0007
Description			2023		2024	2025		2026		2027
Office Supplies	60020	\$	600	\$	600	\$ 600	\$	600	\$	600
Decorations	60132		10,000		15,000	15,000		15,000		15,000
Beautification	60490		10,000		10,000	10,000		45,000		45,002
Graffiti Cleanup	60775		1,000		1,000	1,000		1,000		1,000
Wall Maintenance	60776		1,000		1,000	5,000		5,000		20,000
Mowing Contractor	61225		82,500		86,625	90,956		95,504		100,279
Tree Services	61226		-		-	10,000		40,000		40,000
Collection Service (\$3.10/Acct)	61380		2.018		2,018	2,018		2,018		2,018
Misc.	61485		500		500	10,000		10,000		10,000
Admin./Management	61510		18,000		18,900	18,900		18,900		18,900
Postage	61520		600		600	600		600		600
Electric Power	62030		12,000			25,526		26,802		
			,		24,310	,		,		28,142
Water Utility	62035		40,000		40,000	55,125		57,881		60,775
Bldgs & Grounds Maintenance	63010		5,000		5,000	20,000		25,000		25,000
Pond Maintenance-Aquatic	63038		13,200		16,000	16,800		17,640		18,522
Pond Maintenance-Equipment	63039		10,000		10,000	10,000		10,000		10,000
Irrigation System Maint.	63065		1,000		2,000	10,000		10,000		25,000
Playgrounds/Picnic Areas Maint	63135		1,000		1,000	1,000		1,000		10,000
Decorative Lighting Maintenance	63146		500		2,000	2,000		2,000		10,000
Property Insurance Premium	64080		1,400		1,470	1,544		1,621		1,702
Liability Insurance Premium	64090		1,200		1,260	1,323		1,389		1,459
Water Well Maintenance	63045		5,000		5,000	5,000		5,000		5,000
Fencing			-		-	-		-		-
TOTAL EXPENSES		\$	216,518	\$	244,283	<u>\$ 312,391</u>	\$	391,955	\$	448,999
Ending Balance*		\$	46,415	\$	218,320	\$ 370,692	\$	482,064	\$	536,392
Avg. Annual Assessment by Hon	ne Value:									
Value		Yr	ly Assmnt.							
\$100,000		\$		L Fe	st. Property	Value (Com	olete	d Constr).	\$	385,000
\$100,000 \$200,000			400			operty Value				52,230
					tvy. ∟sι. PI		•	erty Value:		
\$300,000		¢ ¢	600			•	•			199,598
\$400,000		Ð	800					sessment:	Ф	399
\$500,000		\$ \$ \$ \$	1,000			No). Of	Properties:		651
\$600,000			1,200							
\$700,000		\$	1,400							

* Future Fence Replacement

Exhibit A GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 19 Greenway Trails Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.19 per \$100 of appraised value. The FY 2022 rate was \$0.20 per \$100 of appraised value Service Plan projects a 10% increase in assessed value per year.

2023 2024 2025 2026 2027 Estimated No. of New Homes Built by Year Estimated No. of Unimproved Properties Total No. of Properties 256 108 131 104 - Estimated No. of Unimproved Properties Total No. of Properties 308 418 547 651 650 5 600 5 600 5 600 5 600 5 600 5 600	INCOME: Appraised Value		Valu \$12	ıe 29,938,059	Ass \$	ess Rate 0.19	Revenue \$ 246,882				
Estimated Total No. of Improved Properties 308 416 547 651 651 Estimated No. of Properties 343 235 104 - - - Total No. of Properties 651 650 600 600 600 600 600 600 600 600 600 600 <			•		Ŧ				2026		2027
Beginning Balance (Estimated) Description \$ 1,000 \$ 33,421 \$ 184,619 \$ 313,856 \$ 400,165 PLID. Assessment 42620 \$ 246,882 \$ 393,424 \$ 439,571 \$ 476,207 \$ 476,207 2,050 5,050 5,050 5,050 5,050 5,050 5,050 5,050 5,050 5,050 5,050 5,050 15,000 15,000 15,000 15,000 15,000 15,000 15,000 15,000 2,018 <td< td=""><td colspan="2">Estimated Total No. of Improved Properties</td><td></td><td>308 343</td><td></td><td>416 235</td><td>547 104</td><td></td><td>651 -</td><td></td><td>-</td></td<>	Estimated Total No. of Improved Properties			308 343		416 235	547 104		651 -		-
Description Acct. No. P.I.D. Assessment 42620 \$ 246,882 \$ 393,424 \$ 439,571 \$ 476,207 \$ 476,207 \$ 2,057 2	Total No. of Properties			651		651	651		651		651
P.I.D. Åssessment 42620 \$ 246,882 \$ 393,424 \$ 439,571 \$ 476,207 2,057 TOTAL INCOME \$ 2,057 2,050	, ,	Acct. No.	\$	1,000	\$	33,421	\$ 184,619	\$	313,856	\$	400,165
Amount Available \$ 249,939 \$ 428,903 \$ 626,247 \$ 792,120 \$ 878,428 EXPENSES: Description 2023 2024 2025 2026 2027 Office Supplies 60020 \$ 600<			\$,	\$,		\$		\$	-
EXPENSES: Description 2023 2024 2025 2026 2027 Office Supplies 60020 \$ 6000 \$	TOTAL INCOME		\$	248,939	\$	395,481	<u>\$ 441,628</u>	\$	478,264	\$	478,264
Description 2023 2024 2025 2026 2027 Office Supplies 60020 \$ 600 \$ \$ 600 \$	Amount Available		\$	249,939	\$	428,903	\$ 626,247	\$	792,120	\$	878,428
Office Supplies 6002 \$ 600 \$ \$ 600	EXPENSES:										
Decorations 60132 10,000 15,000 15,000 15,000 Beautification 60490 10,000 10,000 10,000 45,000 45,000 Graffit Cleanup 60776 1,000 1,000 1,000 1,000 1,000 Mowing Contractor 61225 82,500 86,625 90,956 95,504 100,279 Tree Services 61485 500 500 10,000 40,000 10,000 Collection Service (\$3.10/Acct) 61485 500 500 10,000 18,900 18,900 Postage 61520 600 600 600 600 600 600 600 Carbine Americe Power 62030 12,000 24,310 25,526 26,802 28,142 Water Utility 62035 40,000 40,000 10,000 10,000 10,000 Pond Maintenance-Aquatic 63038 13,200 15,000 25,000 25,000 25,000 25,000 25,000 10,000 10,000	Description			2023		2024	2025		2026		2027
Decorations 60132 10,000 15,000 15,000 15,000 Beautification 60490 10,000 10,000 10,000 45,000 Graffiti Cleanup 60775 1,000 1,000 1,000 1,000 Mowing Contractor 61225 82,500 86,625 90,956 95,504 100,279 Tree Services 61485 500 500 10,000 40,000 40,000 Collection Service (\$3.10/Acct) 61380 2,018 2,018 2,018 2,018 2,018 18,900 Admin./Management 61510 18,000 18,900 18,900 18,900 18,900 18,900 Postage 61520 600 600 600 600 600 600 600 Pond Maintenance-Aquatic 63038 13,200 15,000 16,000 16,600 16,600 16,600 10,000 10,000 Irrigation System Maint. 63035 1,000 1,000 1,000 1,000 10,000 10,000	•	60020	\$	600	\$	600	\$ 600	\$	600	\$	600
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Irrigation System Maint. 63065 1,000 2,000 10,000 10,000 25,000 Playgrounds/Picnic Areas Maint 63135 1,000 1,000 1,000 1,000 10,000 10,000 Decorative Lighting Maintenance 63146 500 2,000 2,000 2,000 10,000 Property Insurance Premium 64080 1,400 1,470 1,544 1,621 1,702 Liability Insurance Premium 64080 1,200 1,260 1,323 1,389 1,459 Water Well Maintenance 63045 5,000 5,000 5,000 5,000 5,000 Fencing	•			-		-			-		-
Playgrounds/Picnic Areas Maint 63135 1,000 1,000 1,000 1,000 10,000 Decorative Lighting Maintenance 63146 500 2,000 2,000 2,000 10,000 Property Insurance Premium 64080 1,400 1,470 1,544 1,621 1,702 Liability Insurance Premium 64090 1,200 1,260 1,323 1,389 1,459 Water Well Maintenance 63045 5,000 5,000 5,000 5,000 5,000 Fencing - - - - - - - - TOTAL EXPENSES \$ 216,518 \$ 244,283 \$ 312,391 \$ 391,955 \$ 448,999 Ending Balance* \$ 33,421 \$ 184,619 \$ 313,856 \$ 400,165 \$ 429,429 Avg. Annual Assessment by Home Value: Yrly Assmnt. \$ 190 . Est. Property Value (Completed Constr.): \$ 385,000 \$ 200,000 \$ 380 Avg. Est. Property Value (Unimproved): \$ 52,230 \$ 300,000 \$ 570 Avg. Assessment: \$ 379 \$ 500,000 \$ 760 Avg. Assessment: \$ 379 <td>• •</td> <td>63039</td> <td></td> <td>10,000</td> <td></td> <td>10,000</td> <td>10,000</td> <td></td> <td>10,000</td> <td></td> <td>10,000</td>	• •	63039		10,000		10,000	10,000		10,000		10,000
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Fencing - </td <td></td> <td>64090</td> <td></td> <td>1,200</td> <td></td> <td>1,260</td> <td>1,323</td> <td></td> <td>1,389</td> <td></td> <td>1,459</td>		64090		1,200		1,260	1,323		1,389		1,459
TOTAL EXPENSES \$ 216,518 \$ 244,283 \$ 312,391 \$ 391,955 \$ 448,999 Ending Balance* \$ 33,421 \$ 184,619 \$ 313,856 \$ 400,165 \$ 429,429 Avg. Annual Assessment by Home Value: Value Yrly Assmnt. \$ 190 . Est. Property Value (Completed Constr.): \$ 385,000 \$ \$ 100,000 \$ 190 . Est. Property Value (Completed Constr.): \$ 385,000 \$ 52,230 \$ \$ 300,000 \$ 570 Avg. Property Value: \$ 199,598 \$ \$ 400,000 \$ 760 Avg. Assessment: \$ 379 \$ \$ 500,000 \$ 950 No. of Properties: 651 \$ 600,000 \$ 1,140 \$ 700,000 \$ 1,330	Water Well Maintenance	63045		5,000		5,000	5,000		5,000		5,000
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* Future Fence Replacement

