



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 Grand Prairie Municipal Airport, 3116 S Great Southwest Parkway, 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

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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 Greenway Trails PID Board meeting agenda was prepared and posted August 15, 2022.



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.
3. **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

	<u>10/1/2021 - 9/30/2022</u>				<u>Current</u>	<u>Estimate</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</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%	-
Trsf In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	1,178	982.00	(196.00)	83%	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	-	-	-	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	-	-	-	0%	-
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:	Value	Assess Rate	Revenue			
Appraised Value	\$129,938,059	\$ 0.20	\$ 259,876			
	2023	2024	2025	2026	2027	
Estimated No. of New Homes Built by Year	256	108	131	104	-	
Estimated Total No. of Improved Properties:	308	416	547	651	651	
Estimated No. of Unimproved Properties	343	235	104	-	-	
Total No. of Properties	651	651	651	651	651	
Beginning Balance (Estimated)	\$ 1,000	\$ 46,415	\$ 218,320	\$ 370,692	\$ 482,064	
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 259,876	\$ 414,131	\$ 462,706	\$ 501,270	\$ 501,270
City Contribution	49780	2,057	2,057	2,057	2,057	2,057
TOTAL INCOME		\$ 261,933	\$ 416,188	\$ 464,763	\$ 503,327	\$ 503,327
Amount Available		\$ 262,933	\$ 462,603	\$ 683,083	\$ 874,019	\$ 985,391

EXPENSES:						
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	24,310	25,526	26,802	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	\$ 312,391	\$ 391,955	\$ 448,999
Ending Balance*		\$ 46,415	\$ 218,320	\$ 370,692	\$ 482,064	\$ 536,392

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$ 200	Est. Property Value (Completed Constr.):	\$ 385,000
\$200,000	\$ 400	Avg. Est. Property Value (Unimproved):	\$ 52,230
\$300,000	\$ 600	Avg. Property Value:	\$ 199,598
\$400,000	\$ 800	Avg. Assessment:	\$ 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.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$129,938,059	\$ 0.19	\$ 246,882			
	2023	2024	2025	2026	2027	
Estimated No. of New Homes Built by Year	256	108	131	104	-	
Estimated Total No. of Improved Properties:	308	416	547	651	651	
Estimated No. of Unimproved Properties	343	235	104	-	-	
Total No. of Properties	651	651	651	651	651	
Beginning Balance (Estimated)	\$ 1,000	\$ 33,421	\$ 184,619	\$ 313,856	\$ 400,165	
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 246,882	\$ 393,424	\$ 439,571	\$ 476,207	\$ 476,207
City Contribution	49780	2,057	2,057	2,057	2,057	2,057
TOTAL INCOME		\$ 248,939	\$ 395,481	\$ 441,628	\$ 478,264	\$ 478,264
Amount Available		\$ 249,939	\$ 428,903	\$ 626,247	\$ 792,120	\$ 878,428

EXPENSES:						
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	24,310	25,526	26,802	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	\$ 312,391	\$ 391,955	\$ 448,999
Ending Balance*		\$ 33,421	\$ 184,619	\$ 313,856	\$ 400,165	\$ 429,429

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\$200,000	\$ 380	Avg. Est. Property Value (Unimproved):	\$ 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		

* Future Fence Replacement

Greenway Trails PID

