



CITY OF GRAND PRAIRIE
GREENWAY TRAILS PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
BETTY WARMACK LIBRARY, 760 BARDIN RD.
MONDAY, NOVEMBER 29, 2021, 6:30 PM

AGENDA

The meeting will be held at Betty Warmack Library, 760 Bardin Rd., 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. Open Meetings Act**
- 2. Presentation - What is a PID?**
- 3. 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

4. Budget and Financial Reports

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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.

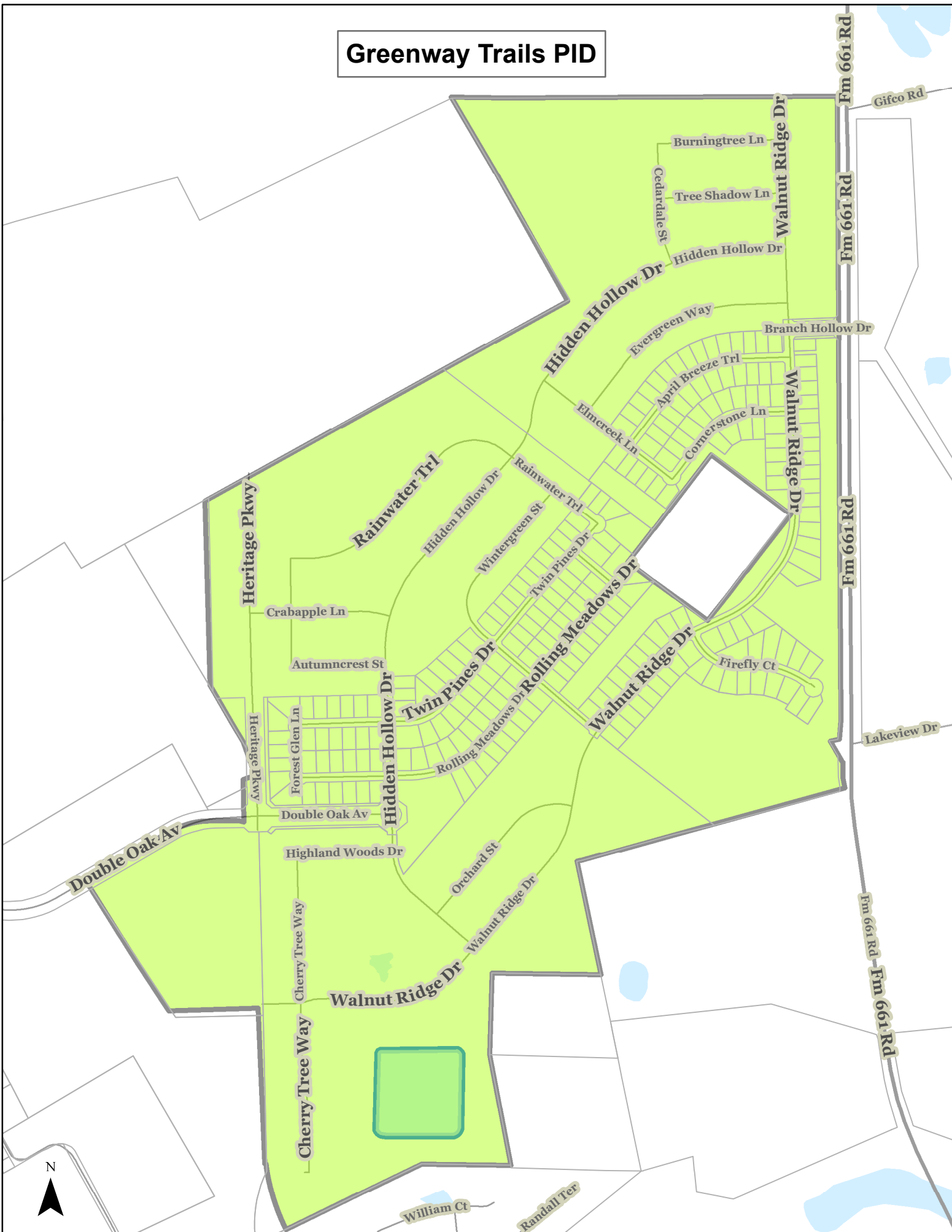
Certification

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 November 24, 2021.

A handwritten signature in cursive script, appearing to read "Lee Harriss", written over a horizontal line.

Lee Harriss, Special District Administrator

Greenway Trails PID



Gifco Rd

Burningtree Ln
Tree Shadow Ln
Cedarvale St

Walnut Ridge Dr

Fm 661 Rd

Hidden Hollow Dr

Hidden Hollow Dr

Evergreen Way

Branch Hollow Dr

Rainwater Trl

Hidden Hollow Dr

Rainwater Trl

Elm Creek Ln

April Breeze Trl

Cornerstone Ln

Walnut Ridge Dr

Heritage Pkwy

Crabapple Ln

Autumncrest St

Twin Pines Dr

Wintergreen St

Twin Pines Dr

Rolling Meadows Dr

Walnut Ridge Dr

Firefly Ct

Heritage Pkwy

Forest Glen Ln

Double Oak Av

Hidden Hollow Dr

Rolling Meadows Dr

Double Oak Av

Highland Woods Dr

Orchard St

Walnut Ridge Dr

Cherry Tree Way

Walnut Ridge Dr

Fm 661 Rd

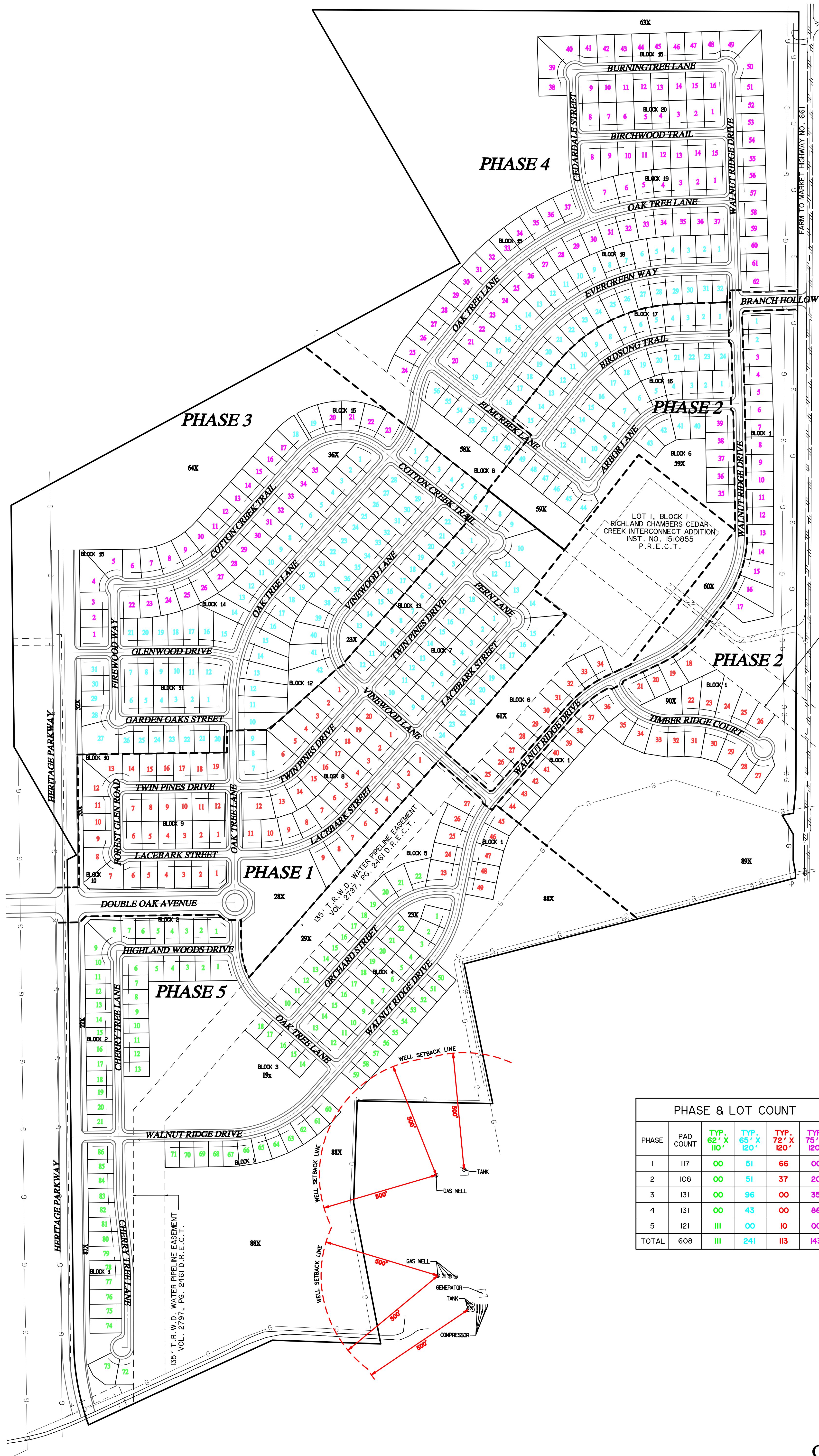
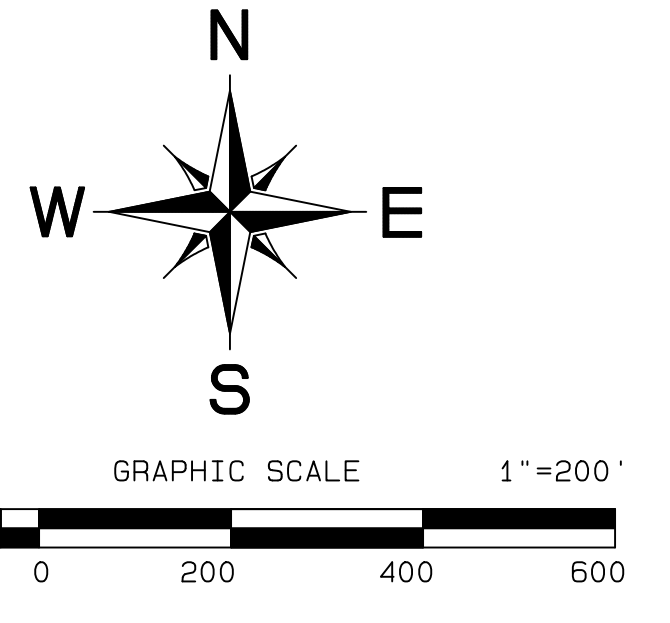
Lakeview Dr

Fm 661 Rd - Fm 661 Rd

William Ct

Randall Ter





130' T.C.W.C. 8 I.D. NO. 1
EASEMENT PER VOL. 490,
PG. 551 D.R.E.C.T.

PHASE & LOT COUNT					
PHASE	PAD COUNT	TYP. 62' X 110'	TYP. 65' X 120'	TYP. 72' X 120'	TYP. 75' X 120'
1	117	00	51	66	00
2	108	00	51	37	20
3	131	00	96	00	35
4	131	00	43	00	88
5	121	111	00	10	00
TOTAL	608	111	241	113	143

LOT MAP
OF
GREENWAY TRAILS
BEING
353.18 ACRES
SITUATED IN THE
608 RESIDENTIAL LOTS AND
LOCATED IN A PORTION OF THE
S. M. BLAIR SURVEY, ABSTRACT NO. 135,
THE H. HENDERSON SURVEY, ABSTRACT NO. 432,
AND THE J. LAWRENCE SURVEY, ABSTRACT NO. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
FEBRUARY, 2020

OWNED/DEVELOPED BY:



6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

Email: JBosworth@drhorton.com

ENGINEER / SURVEYOR:



CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373

Budget/Actual Report for Fiscal 2021
322992
Greenway Trails Public Improvement District
as of 9/30/21 Preliminary

	<u>10/1/2020 - 9/30/2021</u>			<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
	GRPID 322992			
Beginning Resource Balance	-	-		
Revenues				
Spec Assess Delinquent	42610	-	-	-
Special Assessment Income	42620	6,025	5,978.07	(46.93)
Interest On Pid Assessment	42630	-	-	-
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	1,178	1,177.92	(0.08)
Total Revenues	7,203	7,155.99	(47.01)	98.16
Expenditures				
Office Supplies	60020	-	16.10	(16.10)
Decorations	60132	-	-	-
Beautification	60490	-	-	-
Graffiti Cleanup	60775	-	-	-
Wall Maintenance	60776	-	-	-
Professional Engineering Servi	61041	-	-	-
Mowing Contractor	61225	5,000	4,636.23	363.77
Legal Services	61360	-	-	-
Collection Services	61380	3	2.95	0.05
Miscellaneous Services	61485	-	-	-
Fees/Administration	61510	-	1,468.00	(1,468.00)
Postage And Delivery Charges	61520	-	-	-
Light Power Service	62030	-	-	-
Water/Wastewater Service	62035	-	-	-
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	-	-	-
Roadway Markings/Signs Maint	63115	-	-	-
Decorative Lighting Maintenanc	63146	-	-	-
Property Insurance Premium	64080	1,400	-	1,400.00
Liability Insurance Premium	64090	20	11.64	8.36
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
Total Expenditures	6,423	6,134.92	288.08	-
Ending Resource Balance	780	1,021.07		

Greenway Trails Public Improvement District

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

Budget/Actual Report for Fiscal 2022
322992
Greenway Trails Public Improvement District
as of 10/31/21 Preliminary

	<u>10/1/2021 - 9/30/2022</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
	GRPID 322992			
Beginning Resource Balance	1,000	1,021.07		
Revenues				
Spec Assess Delinquent	42610	-	-	-
Special Assessment Income	42620	35,030	387.46	(34,642.54) 387.46
Interest On Pid Assessment	42630	-	-	-
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	1,178	100.00	(1,078.00) 100.00
Total Revenues	36,208	487.46	(35,720.54)	487.46
Expenditures				
Office Supplies	60020	-	-	-
Decorations	60132	-	-	-
Beautification	60490	-	-	-
Graffiti Cleanup	60775	-	-	-
Wall Maintenance	60776	-	-	-
Professional Engineering Servi	61041	-	-	-
Mowing Contractor	61225	33,000	-	33,000.00 -
Legal Services	61360	-	-	-
Collection Services	61380	708	-	708.00 -
Miscellaneous Services	61485	-	-	-
Fees/Administration	61510	-	-	-
Postage And Delivery Charges	61520	-	-	-
Light Power Service	62030	-	-	-
Water/Wastewater Service	62035	-	-	-
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	-	-	-
Roadway Markings/Signs Maint	63115	-	-	-
Decorative Lighting Maintenanc	63146	-	-	-
Property Insurance Premium	64080	1,400	-	1,400.00 -
Liability Insurance Premium	64090	250	-	250.00 -
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
Total Expenditures	35,358	-	35,358.00	-
Ending Resource Balance	1,850	1,508.53		

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 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.20 per \$100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue		
Appraised Value	\$17,514,980	\$ 0.20	\$ 35,030		
	2022	2023	2024	2025	2026
Estimated No. of New Homes Built by Year	52	117	108	131	131
Estimated Total No. of Improved Properties	52	117	225	356	487
Estimated No. of Unimproved Properties	192	491	383	252	121
Total No. of Properties	244	608	608	608	608
Beginning Balance (Estimated)	\$ 1,000	\$ 1,850	\$ 13,506	\$ 23,556	\$ 37,024
Description	Acct. No.				
P.I.D. Assessment	42620	\$ 35,030	\$ 152,391	\$ 212,486	\$ 285,378
City Contribution	49780	1,178	1,178	1,178	1,178
		<u>36,208</u>	<u>153,569</u>	<u>213,664</u>	<u>286,556</u>
TOTAL INCOME		\$ 36,208	\$ 153,569	\$ 213,664	\$ 286,556
Amount Available		\$ 37,208	\$ 155,419	\$ 227,169	\$ 310,113
EXPENSES:					
Description		2022	2023	2024	2025
Office Supplies	60020	\$ -	\$ -	\$ 600	\$ 600
Decorations	60132	-	-	5,000	15,000
Beautification	60490	-	500	10,000	10,000
Graffiti Cleanup	60775	-	-	1,000	1,000
Wall Maintenance	60776	-	1,000	1,000	2,000
Mowing Contractor	61225	33,000	75,000	75,000	75,000
Tree Services	61226	-	-	-	10,000
Collection Service (\$2.90/Acct)	61380	708	1,763	1,763	1,763
Misc.	61485	-	500	500	10,000
Admin./Management	61510	-	18,000	18,000	18,000
Postage	61520	-	-	-	600
Electric Power	62030	-	8,000	8,000	8,000
Water Utility	62035	-	22,000	40,000	55,125
Bldgs & Grounds Maintenance	63010	-	-	5,000	20,000
Pond Maintenance-Aquatic	63038	-	12,000	16,000	16,000
Pond Maintenance-Equipment	63039	-	-	10,000	10,000
Irrigation System Maint.	63065	-	1,000	2,000	10,000
Playgrounds/Picnic Areas Maint	63135	-	-	1,000	1,000
Decorative Lighting Maintenance	63146	-	500	2,000	2,000
Property Insurance Premium	64080	1,400	1,400	1,400	1,500
Liability Insurance Premium	64090	250	250	350	500
Water Well Maintenance	63045	-	-	5,000	5,000
Fencing		-	-	-	-
		<u>35,358</u>	<u>141,913</u>	<u>203,613</u>	<u>273,088</u>
TOTAL EXPENSES		\$ 35,358	\$ 141,913	\$ 203,613	\$ 273,088
Ending Balance*		\$ 1,850	\$ 13,506	\$ 23,556	\$ 37,024

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	Avg. Est. Property Value (Completed Constr.):	\$ 350,000
\$100,000	\$ 200	Avg. Property Value:	\$ 71,783
\$200,000	\$ 400	Avg. Assessment:	\$ 145
\$300,000	\$ 600	No. of Properties:	241
\$400,000	\$ 800		
\$500,000	\$ 1,000		

* Future Fence Replacement