



CITY OF GRAND PRAIRIE
GREENWAY TRAILS PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
BETTY WARMACK LIBRARY, 760 BARDIN RD.
WEDNESDAY, SEPTEMBER 7, 2022, 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

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1. Open Meetings Act Presentation

2. Approve Meeting Minutes

- August 18, 2022

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. Financial Reports and FY 2023 Budget

5. Nomination and Election of One Board Member

6. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

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 September 2, 2022.



Lee Harriss, Special District Administrator

**MINUTES OF
GREENWAY TRAILS PID BOARD MEETING
AUGUST 18, 2022
3:00 PM
GRAND PRAIRIE MUNICIPAL AIRPORT
3116 S GREAT SOUTHWEST PARKWAY**

Call to Order – The meeting was called to order at 3:15 pm. Present were board members Katie Sabin, Darrel Cartmel, and others including Casey Herndon (VCM), Laurie Klimek (VCM), Special District Administrator Lee Harriss, and two others. Absent was board member Benjamin Clark.

Citizen’s Forum – There were no citizen comments.

1. **Approve Meeting Minutes** – The minutes of the November 29, 2021 meeting were approved.
2. **Projects/Contracts:**
 - Discussion of the landscape maintenance contract with Site Landscape Development.
 - Discussion of the pond maintenance contract with Magnolia Fisheries.
 - Discussion of brick walls—the estimated life is 15 years.
3. **Financial Reports** – Ms. Harriss reviewed the reports.
4. **Budget** – The board approved the proposed budget with an assessment rate of \$0.20/\$100 appraised value.

Citizen’s Forum – There were no citizen comments.

Adjournment - The meeting adjourned at 3:56 pm.

Budget/Actual Report for Fiscal 2022
322992
Greenway Trails Public Improvement District
as of 8/31/22 Preliminary

	10/1/2021 - 9/30/2022				Current Month	Estimate 9/30/22
	Budget	Actual	Difference	% Used		
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%	615.83
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%	32,987.00
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%	-	36,210.51
Ending Resource Balance	1,850	27,657.68				1,000.71

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	\$ 12,915	\$ 141,895	\$ 286,821	\$ 423,624
Description	Acct. No.				
P.I.D. Assessment	42620	\$ 259,876	\$ 414,131	\$ 462,706	\$ 501,270
City Contribution	49780	2,057	2,057	2,057	2,057
TOTAL INCOME	\$ 261,933	\$ 416,188	\$ 464,763	\$ 503,327	\$ 503,327
Amount Available	\$ 262,933	\$ 429,103	\$ 606,658	\$ 790,148	\$ 926,951

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	45,000
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	121,000	127,050	133,403	140,073	147,076
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	50,000	52,500	55,125	57,881	60,775
Pond Maintenance-Aquatic	63038	13,200	16,000	16,800	17,640	18,522
Pond Maintenance-Equipment	63039	5,000	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
Fencing		-	-	-	-	-
TOTAL EXPENSES		\$ 250,018	\$ 287,208	\$ 319,838	\$ 366,524	\$ 425,796
Ending Balance*		\$ 12,915	\$ 141,895	\$ 286,821	\$ 423,624	\$ 501,155

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

Greenway Trails PID

