



CITY OF GRAND PRAIRIE
HIGH HAWK PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
SPRING CREEK BARBEQUE, 4108 S. CARRIER PARKWAY
TUESDAY, APRIL 26, 2022, 7:00 PM

AGENDA

The meeting will be held at Spring Creek Barbeque, 4108 S. Carrier 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. Introductions

2. Approve Meeting Minutes

- a) December 2, 2021
- b) January 27, 2022

3. Projects:

a) Wall/Fence Maintenance

- 1. **Consider Charges for PID Manager Oversight of Lake Ridge Masonry Wall Project from 2018-2021, \$3,450**
- 2. Painting Brick Wall Columns on Eyrie and Screech Owl
- 3. Vinyl fence repairs on High Hawk Blvd.
- 4. Repairing/replacing the soil to cover the footing of the Lake Ridge retaining wall
- 5. Wall/Fence Locations:
 - a. W. Polo Rd.
 - b. Lake Ridge Parkway
 - c. High Hawk Blvd.
 - d. Palmer Trail
 - e. W. Camp Wisdom Rd.
 - f. Eyrie Ct.
 - g. Screech Owl Ln.

b) Landscape Maintenance

- 1. Landscape maintenance contractor

2. Hiring landscape architect
 3. Replacement of dead tree on High Hawk Blvd.
 4. Locations:
 - a. W. Polo Rd.
 - b. Lake Ridge Parkway
 - c. High Hawk Blvd.
 - d. Palmer Trail
 - e. W. Camp Wisdom Rd.
 - f. 4731 High Hawk
 - g. Playground/Greenspace Area/Concession Stand - 4731 High Hawk Blvd.
- c) Pond Maintenance - 4731 High Hawk
- d) Decorative Lighting Maintenance – 4731 High Hawk Blvd.
- e) Installation of 2 trash cans, 2 pet waste stations, and 1 bench at Lake Ridge/High Hawk Blvd.
- f) Installation of 1 trash can, 1 pet waste station, and 2 benches at the end of Eyrie Ct.
- g) Frequent maintenance of restroom door locks - 4731 High Hawk Blvd.
- h) Digital signage
 1. Entech Signs
 2. Locations:
 - i. Lake Ridge/High Hawk Blvd.
 - ii. Lake Ridge/Palmer Tr.
- i) Decorations
 1. Lake Ridge/High Hawk Blvd.
 2. Lake Ridge/Palmer Tr.
 3. Swainson’s Hawk Ln./W. Camp Wisdom Rd.
- j) Flagpoles - Lake Ridge/Palmer Tr.

4. Security Options

- a) Consider Proposals for Traffic/Security Cameras
1. Flock Safety:
 - a. Quote 1 – 7 Cameras, \$19,250 - Year 1; \$16,800 - Year 2
 - b. Quote 2 – 14 Cameras, \$32,900 - Year 1; \$28,000 - Year 2
 2. 2M Solutions, \$50,400/year for five years
- b) Lighting
- c) Patrols
- d) Locations:
 3. Lake Ridge/High Hawk Blvd.
 4. Lake Ridge/Palmer Tr.
 5. Swainson’s Hawk Ln./W. Camp Wisdom Rd.
 6. Clark Tr.
 7. Lewis Tr.

8. Palmer Tr.
9. Spanish Tr.

5. Management Company

- Management Company Selection

6. Wrought Iron Street Light Maintenance:

- a) Painting or replacing
- b) Locations:
 1. Bald Eagle Way
 2. Barn Owl Trl
 3. W Camp Wisdom Rd
 4. Carcara Ct
 5. Clark Trl
 6. Colca Canyon Rd
 7. Condor St
 8. Coopers Hawk Ct
 9. Eyrie Ct
 10. Golden Eagle Dr
 11. Golden Hawk Dr
 12. Goshawk St
 13. Harrier St
 14. High Hawk Blvd
 15. Hobby Falcon Trl
 16. Horned Owl St
 17. Kestrel St
 18. Kite Rd
 19. Lake Ridge Pkwy
 20. Lewis Trl
 21. Marsh Harrier Av
 22. Merlin Dr
 23. Palmer Trl
 24. Peregrine Ct
 25. W Polo Rd
 26. Prairie Falcon Ct
 27. Prairie Falcon St
 28. Raptor Ct
 29. Screech Owl Ln
 30. Sea Hawk St
 31. Snowy Owl St
 32. Soaring Eagle Ct
 33. Spanish Trl
 34. Sparrow Hawk Ct
 35. Swainsons Hawk Ln
 36. Talon St
 37. Tawny Owl Rd

7. Wrought Iron Street Sign Maintenance

c) Locations:

38. Bald Eagle Way
39. Barn Owl Trl
40. W Camp Wisdom Rd
41. Carcara Ct
42. Clark Trl
43. Colca Canyon Rd
44. Condor St
45. Coopers Hawk Ct
46. Eyrie Ct
47. Golden Eagle Dr
48. Golden Hawk Dr
49. Goshawk St
50. Harrier St
51. High Hawk Blvd
52. Hobby Falcon Trl
53. Horned Owl St
54. Kestrel St
55. Kite Rd
56. Lake Ridge Pkwy
57. Lewis Trl
58. Marsh Harrier Av
59. Merlin Dr
60. Palmer Trl
61. Peregrine Ct
62. W Polo Rd
63. Prairie Falcon Ct
64. Prairie Falcon St
65. Raptor Ct
66. Screech Owl Ln
67. Sea Hawk St
68. Snowy Owl St
69. Soaring Eagle Ct
70. Spanish Trl
71. Sparrow Hawk Ct
72. Swainsons Hawk Ln
73. Talon St
74. Tawny Owl Rd

8. Financial Reports and FY 2023 Budget

9. Nomination and Election of One Board Member

10. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

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 High Hawk PID Board meeting agenda was prepared and posted April 22, 2022.



Lee Harriss, Special District Administrator

MINUTES

High Hawk PID #9 – Board Meeting

Spring Creek BBQ

4108 S. Carrier Pkwy., Grand Prairie, Texas

December 02, 2021 – 6:30 PM

Minutes

- **ATTENDEES:**

PID Advisory Board: Michel Carroll and Derrick Jones, Clem Smith
Michael Boyle, Secretary
Lee Harriss, City Grand Prairie Administrator
Thomas Armstrong representing Associa/Principal Management Group
Citizens: Jennifer Boyle, Carolyn Wispell, Tony Dubouis^[SEP]

- **Call to Order**

The meeting was called to order at 6:44 p.m. by president, Mr. Carroll.

- **Introductions**

Members of the PID Board, manager and City PID Administrator were introduced.

- **Open Meetings Act**

Lee Harriss went over the details of the Act.

- **Review of High Hawk PID#9 Board Meeting Minutes**

Mr. Carroll asked attendees to review the Minutes of the Board meeting of November 11th, 2021. The Minutes were approved.

- **Projects report – President and Manager**

The Brick Wall Column Painting on Eyrie Ct. and Screech Owl: outside columns are painted. One yard inside columns are not painted as of November 22. Other stone columns are in need of repair.

Fence Panels to be Replaced: not done, awaiting call from vendor.

Repair/Replace Soil Covering Footing of Lake Ridge Retaining Wall: Mr. Armstrong to contact LandCare to find solution. Mike Boyle motioned to make repair. Mike Carroll seconded. Approved.

Landscape Maintenance: As part of the 5-year plan, hiring of a landscape architect was discussed. Derrick Jones will call LandCare to seek architect in the company. Jennifer Boyle suggested getting students from local high school to do a class project of designing landscapes for the whole neighborhood. Mike Carroll will call schools. Tom Armstrong will seek Architects. Replacing dead trees on High Hawk Blvd. was discussed. The supplier of the trees needs to be made aware of the warranty replacement.

Decorative Lighting Replacement: 4731 High Hawk Blvd. Photocells to be replaced. Mike Carroll motioned. Clem Smith seconded. Approved.

Installation of 2 trashcans, 2 pet waste station, 1 bench: accomplished

Installation of 1 trashcan, 1 pet waste station, 2 benches at end of Eyrie Ct.:
Tabled

Frequent Maintenance of Restroom Door Locks: Mens Latch - needs better security. Restrooms are dirty. Vandalism seen. Mike Carroll will call locksmith for security options.

Marquee Electronic Signs: Entech Signs - four quotes. Signs Manufacturing - quote.

Entech @ Lake Ridge and High Hawk - 7-28-HH-16 - \$33,499.35
Entech @ Lake Ridge and Palmer - 7-28-HH-Palmer-16. Mike Boyle motioned.
Derrick Jones seconded. Approved

Flagpole Repair: \$3440

Holiday Decorations - FirstChoiceLights and fall decorations at the entrances.
\$7700

Traffic Security: Cameras/ Lighting at the pavilion parking lot. Quote to be requested from Bob Owens. Patrols were discussed. Tabled

Management Company Selection: Mike Carroll discussed Tom Armstrong's conduct as Manager. Mike Carroll asked Associa/Principal Management Group to replace Tom Armstrong as PID #9 Manager.

Street Light Maintenance: discussion on painting or replacing options. ONCOR costs vs. Grand Prairie City costs and permissions - who is the authority was discussed. Mike Carroll will call the city to determine options.

- **Budget and Financial Reports – Lee Harriss**

Ms Harriss presented the Financial budget and Five Year Service Plan - actual report dated 10/31/2021. Beginning balance was \$692,956.39. Total revenue (fiscal year to date) was \$11,005.73 , and total expenditures was \$7,227.69 . Ending balance was \$696,734.43. Report was accepted without corrections.

- **Citizen's Forum**

Tony Dubouis - asked about Vinyl fence - issues with color fade, warped panels - repair or replace with alternate fence.

- **Set next meeting date and adjournment**

_____ January 27th, 2022 @ Spring Creek BBQ

The meeting was adjourned at 8:47 PM.

MINUTES

High Hawk PID #9 – Board Meeting

Spring Creek BBQ

4108 S. Carrier Pkwy., Grand Prairie, Texas

January 27, 2022 – 6:30 PM

Minutes

- **ATTENDEES:**

PID Advisory Board: Michel Carroll, Derrick Jones, Clem Smith, John Walker

Michael Boyle, Secretary

Lee Harriss, City Grand Prairie Administrator

George Locus representing Associa/Principal Management Group

Citizens: Jake McCallon - LandCare, Jessica Vazquez - LandCare, Joel Butler - LandCare, Tamezian Carrol

- **Call to Order**

The meeting was called to order at 6:41 p.m. by president, Mr. Carroll.

- **Introductions**

Members of the PID Board, manager and City PID Administrator were introduced.

- **Meeting Advertising**

Mr. Carroll announced the meeting was published on the Grand Prairie City website and Nextdoor.

- **Projects report – President and Manager**

a.1 The Brick Wall Column Painting on Eyrie Ct. and Screech Owl: completed

a.2. Fence Panels to be Replaced: 5 replaced – no warranty. Other replacement options discussed.

a.3. Repair/Replace Soil Covering Footing of Lake Ridge Retaining Wall: drainage issue. Mr. Jones is checking soil erosion. Remaining construction trash is near – needs to be removed.

b.1. Landscape architect – LandCare architect, Jake McCallon, showed renderings of landscapes at entries. A “wow factor” discussion occurred. Bids with other companies will be entertained. An audit of the maintenance was discussed. Mr. McCallon shared the January report. Mr. Locus will set up a Scope of Work.

b.2. The dead tree replacement will be handled by Mr. Locus.

c. The pond maintenance shows a broken fountain. Mr. Locus has the contract to repair. There is a \$5000.00 limit

d. Hobby Falcon street lighting is repaired.

e. Installation of 2 trashcans, 2 pet waste station, 1 bench at High Hawk is accomplished

f. Installation of 1 trashcan, 1 pet waste station, 2 benches at end of Eyrie Ct.: Mr. Locus will complete the task.

g. Frequent Maintenance of Restroom Door Locks: Mens Latch is damaged. No power. Mr. Carroll will get estimate to repair at approximately \$1500.00 Mr. Locus will assist. Code to be updated monthly.

h. Marquee Electronic Signs: Ms. Smith to see permits for electric plan and landscape plan. Plan will be submitted by Vendor.

i. Holiday Decorations – discussion of where to decorate. Mr. Walker will work with Mr. Locus to find other Vendors.

j. Flag poles job complete. Discussion of flag replacement

4.a. Traffic Security: cameras – city to do study

Sahid presented cost options for 7 locations which are license plate readers only. Some locations will be wireless. Some will have T-Mobile service. Proposed leasing arrangement was preferred. At \$4200.00/month. Ms. Smith motioned to accept. Mr. Walker 2nd. Approved.

4.b. Community lighting – park lights can be solar powered. Mr. Jones and Mr. Boyle will investigate options.

4.c. Patrols will be discussed after lighting upgrades and cameras are installed.

5. Management Company Selection: George Locus is the new Manager.

6. Street Light Maintenance: Security to cover

7. Street Sign Maintenance: repair complete

- **Budget and Financial Reports – Lee Harriss**

Ms. Harriss presented the Financial budget and Five Year Service Plan - actual report dated 12/31/2021. Beginning balance was \$678,984.18 Total revenue (fiscal year to date) was \$261809.16, and total expenditures was \$94,304.12. Ending balance was \$846,489.22 Report was accepted without corrections.

- **Citizen's Forum**

- **Set next meeting date and adjournment**

The meeting was adjourned at 8:21 PM.

Log of Manager activity regarding Masonry Wall 2018 - 10/21		
Dates	Activity Description	Hours spent
9/1/2018	Obtained proposals from 3 contractors: Brick & Stone, Classic Condruction, Ratliff. This included meeting with vendors on site and forwarding to BOD with comparison analysis report	3
11/29/2018	Email with Board confirming Oversight fee approved for \$75 per hour	none
12/3/2018	Letters to 12 owners introducing project and required easements	2
3/1/2019	Record of communication with Keeton Surveying and site visit	1
8/29/2019	Letters to 12 owners with easements to sign	2
9/17/19 to 8/20/20	Numerous contacts 9/17/19 through 7/24/20 with owners to obtain easements incuding driving to homes to notarize signatures and delivering originals to Lee at City	6
3/11/2021	Contract signed by City and "launch planning" with contractor	1
3/15/2021	Began frequent communication with contractor regarding start-up.	1
5/10/2021	Viewed sample brick models installed with board member	1
6/17/2021	Met with contractor and M. Caroll to finalize process	1
6/17/2021	Letters to 12 owners announcing contractor and pending start date	2
7/1/2021	Letters to 12 owners advising start to wall constuction	2
7/14/2021	Met with irrigation manager for marking irrigation heads to avoid	2
7/15 to 8/1/21	Followed construction period , visit every other day for removal of wood fencing, excavation, pouring concrete columns and beams, bricklaying, and eventual painting of the non-brick surfaces of columns and footer blocks	12
8/1/21 to 9/30/21	Worked with contractor and irrigation manager for multiple properties who had breaks in irrigation, primarily near back walls. This entailed meeting onsite and contacting owners/residents to coordinate entry to their back yards for repairs and handling complaints	10
	Total billable hours by Principal Managent Group	46
	Charge rate \$75 per hour	
	Charge Bill	\$3,450

flock safety

Created Date 3/31/2022
 Quote Number 00001534

Expiration Date 5/31/2022

Prepared By Amberly Harper
 Phone (817) 904-4659
 Email amberly.harper@flocksafety.com

Contact Name Michel Carroll
 Phone (817) 991-0245
 Email aetiuis@gmail.com

Bill To Name TX - High Hawk PID

Product	Description	List Price	Sales Price	Quantity	Total Price
Professional Services - Sparrow, Standard Implementation	One time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Standard Implementation Service Brief.	\$350.00	\$350.00	7.00	\$2,450.00
Sparrow Real-Time Camera	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.	\$2,400.00	\$2,400.00	7.00	\$16,800.00

Total Price \$19,250.00
 Recurring Total \$16,800.00

flock safety

Created Date 4/4/2022 Expiration Date 5/31/2022
 Quote Number 00001558

Prepared By Amberly Harper Contact Name Michel Carroll
 Phone (817) 904-4659 Phone (817) 991-0245
 Email amberly.harper@flocksafety.com Email aetiuis@gmail.com

Bill To Name TX - High Hawk PID

Product	Description	List Price	Sales Price	Quantity	Total Price
Professional Services - Sparrow, Standard Implementation	One time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Standard Implementation Service Brief.	\$350.00	\$350.00	14.00	\$4,900.00
Sparrow + Sparrow Real Time Bundle	(1) Sparrow and (1) Sparrow Real Time Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.	\$4,000.00	\$4,000.00	7.00	\$28,000.00

Total Price \$32,900.00
 Recurring Total \$28,000.00



High Hawk HOA License Plate Camera Recognition (LPR) Lease Agreement

This Equipment Lease (this "Lease") is made effective as of (date) 3/5/2022 between 2M Solutions Inc. and or Placa (the "Lessor") , 802 Greenview Dr. Ste 100, Grand Prairie, TX 75050, and High Hawk Homeowner Association (the "Lessee"), Located at Grand Prairie, Texas 75052 , and states the agreement of the parties as follows:

EQUIPMENT SUBJECT TO LEASE. The Lessor shall lease the equipment and service listed on the attached Exhibit "A".

LEASE TERM. This Lease shall begin on the above effective date and shall terminate on (date) 04/01/2027, unless otherwise terminated in a manner consistent with the terms of this Lease.

PAYMENT TERMS. The Lessee shall pay a down payment for the first three month of the lease contract agreement equal to \$12,600 (Plus Applicable Taxes) and shall make the remaining term of the agreement of 57 payments of \$4,200 (Plus Applicable Taxes) each and that includes the lease fee of equipment (Exhibit A), cloud LPR recording services and Internet Service Charge for all 7 locations.

Payments shall be due on the first day of each month, with the first payment due on Jul 1st, 2022. The lease payments shall be due whether or not the Lessee has received notice of a payment due.

DELIVERY AND INSTALLATION OF EQUIPMENT

- The Equipment shall be delivered to and installed at the location designated and agreed on with Lessee.
- Installation shall be performed by the Lessor in a professional and workmanlike manner in conformance with all recommendations of the manufacturer, and in compliance with good construction and engineering practices.
- Following the delivery and installation of the Equipment, the Lessor shall certify that the Equipment has been successfully installed and is ready for use. The Lessee shall promptly inspect the Equipment and shall provide its written acceptance to Lessor.
- The lessor shall provide adequate training to Lessee's approved operators.

SERVICE CHARGE. If any Lease installment is not paid within 5 day(s) after the due date, the Lessee shall pay to the Lessor a later service charge of 2.5% of the payment.

NON-SUFFICIENT FUNDS. The Lessee shall be charged \$50 for each check that is returned to



the Lessor for lack of sufficient funds.

LOCATION OF EQUIPMENT. The equipment shall be located at 7 entrances/exits to High Hawk Subdivision:

1. Lake Ridge/High Hawk Blvd.
2. Lake Ridge/ Palmer
3. Sawainson's Hawk Ln./W. Camp Wisdom Rd.
4. Clark Trail
5. Palmer Trail
6. Lewis Trail
7. Spanish Trail

during the lease term and shall not be removed from that location without the Lessor's prior written consent.

INTERNET EQUIPMENT AT EACH LOCATION A third party internet service provider will be signed up for each location for each LPR camera. The internet service cost will be covered by the Lessor which is included in this contract. At the end of the contract and if contract is not renewed the internet service along with monthly costs will be transferred to the Lessee.

CARE AND OPERATION OF EQUIPMENT. The equipment may only be used and operated in a careful and proper manner. Its use must comply with all laws, ordinances, and regulations relating to the possession, use, or maintenance of the equipment, including registration and/or licensing requirements, if any.

ALTERATIONS. Lessee shall make no alterations to the equipment without the prior written consent of the Lessor. All alterations shall be the property of the Lessor and subject to the terms of this Lease.

MAINTENANCE AND REPAIR. The Lessor shall maintain, at the Lessor's cost, the equipment in good repair and operating condition, allowing for reasonable wear and tear. Such costs shall include labor, material, parts, and similar items.

LESSOR'S RIGHT OF INSPECTION. The Lessor shall have the right to inspect, test, replace or upgrade the equipment at any time during the day.

GURANTEE AND WARRANTY PLACA cannot guarantee or warrantee stability, accuracy, connectivity, or consistency of recognized data.

For more information on terms and condition of cloud software service being used, please visit <https://www.placa.ai/terms-conditions/>. All terms and conditions of placa.ai referenced apply to this contract.

RETURN OF EQUIPMENT. At the end of the Lease term, the Lessee shall be obligated to return

Placa www.placa.ai
2M Solutions Inc. www.2msolutions.com
802 Greenview Dr Suite 100
Grand Prairie, TX 75050



the equipment to the Lessor at the Lessee's expense if customer determines he doesn't want to keep equipment.

OPTION TO RENEW. If the Lessee is not in default upon the expiration of this lease, the Lessee shall have the option to renew this Lease for a similar term on such terms as the parties may agree at the time of such renewal.

OPTION TO PURCHASE. If the Lessee is not in default under this Lease, the Lessee shall have the option to purchase items of equipment at the end of the lease term for the price specified for such items of equipment in the attached Equipment Schedule. The Lessee shall exercise this option by providing written notice to the Lessor of such intent at least 1 months prior to the end of the lease term.

*The above clause is to state the cost of hauling equipment away as the Lessee if the customer determines he does not want to keep the equipment. Yes, at the end of lease term you will own the equipment if all payments off course are fulfilled. Assuming the customer "You" want to replace the equipment with other equipment, the cost of hauling old equipment is on Lessee. Or in case the Lessee does not fulfill contract requirement the Lessee will bare the cost for return and dismantling of equipment.

ACCEPTANCE OF EQUIPMENT. The Lessee shall inspect each item of equipment delivered pursuant to this Lease. The Lessee shall immediately notify the Lessor of any discrepancies between such item of equipment and the description of the equipment in the Equipment Schedule. If the Lessee fails to provide such notice in writing within 5 day(s) after the delivery of the equipment, the Lessee will be conclusively presumed to have accepted the equipment as specified in the Equipment Schedule.

OWNERSHIP AND STATUS OF EQUIPMENT. The equipment will be deemed to be personal property, regardless of the manner in which it may be attached to any other property. The Lessor shall be deemed to have retained title to the equipment at all times, unless the Lessor transfers the title by sale. The Lessee shall immediately advise the Lessor regarding any notice of any claim, levy, lien, or legal process issued against the equipment.

WARRANTY. The Lessor warrants that the equipment is in good working condition during the lease period, but makes no further warranties on any damage caused by natural disasters, theft or vandalism.

RESPONSE TIME. The Lessor warrants to respond to any technical issue with 2-5 days at must.

RISK OF LOSS OR DAMAGE. The Lessee assumes all risks of loss or damage to the equipment from any cause, and agrees to return it to the Lessor in the condition received from the Lessor, with the exception of normal wear and tear, unless otherwise provided in this Lease.

INDEMNITY OF LESSOR FOR LOSS OR DAMAGES. Unless otherwise provided in this Lease, if the equipment is damaged or lost, the Lessor shall provide On Site Support depending on the Lease Package obtained by Lessee to repair the equipment to a state of good working



condition, or replace the equipment with like equipment in good repair.

*This implies that any damage caused by the Lessee or by vandalism or natural disaster, if not insured or covered by insurance the Lessor is not responsible for equipment repair or replacement. Unless the equipment is insured, in that case it would be covered for repair or replacement.

LIABILITY AND INDEMNITY. Liability for injury, disability, and death of workers (Exclude Lessor workers) and other persons caused by operating, handling, or transporting the equipment during the term of this Lease is the obligation of the Lessee, and the Lessee shall indemnify and hold the Lessor harmless from and against all such liability.

*This implies that if anyone unauthorized persons outside of Lessor employees or contractors tries to play or mess with the equipment and God forbid, they get injured from the equipment, the Lessor, would not be held Liable. Anyone not trained or directly authorized on dealing with our equipment should not try to mess with equipment without prior approval from Lessor.

TAXES AND FEES. During the term of this Lease, the Lessee shall pay all applicable taxes, assessments, and license and registration fees on the equipment.

DEFAULT. The occurrence of any of the following shall constitute a default under this Lease:

- A. The failure to make a required payment under this Lease when due.
- B. The violation of any other provision or requirement that is not corrected within 30 day(s) after written notice of the violation is given.
- C. The insolvency or bankruptcy of the Lessee.
- D. The subjection of any of Lessee's property to any levy, seizure, assignment, application or sale for or by any creditor or government agency.

DEFAULT, DISCONNECTION AND REMEDIES: Lessee will be in default and breach of this agreement if Lessee

- 1) fails to pay any fees or charges when due;
- 2) fails to perform other obligations set forth in this Agreement and such failure continues for ten (10) days after issuance of written notice by Lessor.

In the event of a default, Lessor may, by notice to Lessee terminate Leasing Agreement. Lessor responsibilities and liabilities under this Agreement shall also immediately cease. Lessee will remain responsible for all charges incurred prior to the effective date of the service termination. If Lessee breaches this Agreement during its Initial Term, Lessee acknowledges that it will cause substantial damage to Lessor, and because it would be difficult if not impossible to determine the amount of such damage, Lessee will also pay as liquidated damages and not as a penalty either an amount equal to one hundred(100%) percent of the remaining payments owed during the Initial Term or all sums the Lessor may be entitled to under



the state law, in either case, any related levies, court cost, collection costs, and attorney fees, all of which immediately without presentment, demand, protest or further notice, all of which Lessee expressly waives.

RIGHTS ON DEFAULT. In addition to any other rights afforded the Lessor by law, if the Lessee is in default under this Lease, without notice to or demand on the Lessee, the Lessor may take possession of the equipment as provided by law, deduct the costs of recovery (including attorney fees and legal costs), repair, and related costs, and hold the Lessee responsible for any deficiency. The rights and remedies of the Lessor provided by law and this Agreement shall be cumulative in nature. The Lessor shall be obligated to re-lease the equipment, or otherwise mitigate the damages from the default, only as required by law.

NOTICE. All notices required or permitted under this Lease shall be deemed delivered when delivered in person or by mail, postage prepaid, addressed to the appropriate party at the address shown for that party at the beginning of this Lease.

ASSIGNMENT. The Lessee shall not assign or sublet any interest in this Lease or the equipment or permit the equipment to be used by anyone other than the Lessee or Lessee's employees, without Lessor's prior written consent.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Texas.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

CERTIFICATION. Lessee certifies that the application, statements, trade references, and financial reports submitted to Lessor are true and correct and any material misrepresentation will constitute a default under this Lease.

DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

ENTIRE AGREEMENT AND MODIFICATION. This Lease constitutes the entire agreement



EXHIBIT A

LPR Cameras	7 License plate recognition cameras
Subscription	30 day of cloud storage back for license plate captured and recognized. Included: Unlimited number of users Unlimited number of license plate scans Unlimited mobile notifications Unlimited number of license plate bookmarking Unlimited searches by all attributes vehicles make model, color and year Incident footage with timestamp
Wireless Bridge	7 4g/5g wireless bridges or 7 cable network routers
Solar Panels	Solar power panels and battery backups at places where power is not possible to provide.

Equipment Schedule

Equipment Description:	License plate equipment including all parts, accessories of license plate cameras.
Lease End Purchase Price:	$\$100 \times 7 \text{ locations} = \700

Budget/Actual Report for Fiscal 2021
321992
High Hawk Public Improvement District
as of 9/30/21

	<u>10/1/2020 - 9/30/2021</u>			<u>Current</u> <u>Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
HHPID				
321992				
Beginning Resource Balance	700,000	698,407.20		
Revenues				
Spec Assess Delinquent	42610	-	2,449.54	-
Special Assessment Income	42620	404,883	403,723.73	(1,159.27)
Interest On Pid Assessment	42630	-	2,718.05	2,718.05
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	3,458.85	3,458.85
Trsf In/Parks Venue (3170)	49780	2,310	2,310.00	-
Total Revenues	407,193	414,660.17	7,467.17	1,000.59
Expenditures				
Office Supplies	60020	275	135.27	139.73
Decorations	60132	15,000	12,624.00	2,376.00
Public Relations	60160	10,000	1,210.30	8,789.70
Beautification	60490	120,000	24,095.46	95,904.54
Graffiti Cleanup	60775	1,000	-	1,000.00
Wall Maintenance	60776	30,000	3,588.00	26,412.00
Professional Engineering Servi	61041	2,500	-	2,500.00
Security	61165	40,000	-	40,000.00
Mowing Contractor	61225	75,295	87,545.96	(12,250.96)
Tree Services	61226	20,000	-	20,000.00
Collection Services	61380	1,855	1,840.50	14.50
Miscellaneous Services	61485	500	134.17	365.83
Fees/Administration	61510	13,200	13,200.00	-
Postage And Delivery Charges	61520	1,500	-	1,500.00
Building Security Expenses	61560	1,500	892.14	607.86
Light Power Service	62030	8,000	2,963.56	5,036.44
Water/Wastewater Service	62035	22,000	17,128.28	4,871.72
Bldgs And Grounds Maintenance	63010	8,500	1,239.00	7,261.00
Pond Maintenance-Aquatic	63038	4,500	4,073.75	426.25
Pond Maintenance-Equipment	63039	5,000	542.00	4,458.00
Irrigation System Maintenance	63065	20,000	6,922.61	13,077.39
Roadway Markings/Signs Maint	63115	2,000	-	2,000.00
Playgrounds/Picnic Areas Maint	63135	5,000	7,250.00	(2,250.00)
Decorative Lighting Maintenanc	63146	30,000	30,975.21	(975.21)
Concession Stnd/Restroom Maint	63190	5,000	4,665.98	334.02
Property Insurance Premium	64080	1,500	1,484.00	16.00
Liability Insurance Premium	64090	10,000	9,159.00	841.00
Fencing	68061	247,517	202,414.00	45,103.00
Construction Miscellaneous	68151	100,000	-	100,000.00
Landscaping	68250	-	-	-
Total Expenditures	801,642	434,083.19	367,558.81	177,444.84
Ending Resource Balance	305,551	678,984.18		

High Hawk Public Improvement District

These are High Hawk PID assessments collected from PID residents to pay for PID maintenance.

Budget/Actual Report for Fiscal 2022
321992
High Hawk Public Improvement District
as of 4/21/22

	10/1/2021 - 9/30/2022				Current Month	Estimated 9/30/2022	
	Budget	Actual	Difference	% Used			
HHPID							
321992							
Beginning Resource Balance	696,000	678,984.18				678,984	
Revenues							
Spec Assess Delinquent	42610	-	1,939.93	1,939.93	0%	-	1,940
Special Assessment Income	42620	382,428	376,658.10	(5,769.90)	98%	1,820.89	378,604
Interest On Pid Assessment	42630	-	1,351.55	1,351.55	0%	45.26	1,352
Devlpr Particip/Projects	46110	-	-	-	0%	-	-
Miscellaneous	46395	-	-	-	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	2,310	1,152.00	(1,158.00)	50%	-	2,310
Total Revenues	384,738	381,101.58	(3,636.42)	99%	1,866.15	384,205	
Expenditures							
Office Supplies	60020	275	-	275.00	0%	-	275
Decorations	60132	15,000	11,174.00	3,826.00	74%	-	11,174
Public Relations	60160	3,000	216.75	2,783.25	7%	-	217
Beautification	60490	120,000	520.00	119,480.00	0%	-	120,000
Graffiti Cleanup	60775	1,000	-	1,000.00	0%	-	-
Wall Maintenance	60776	20,000	14,195.40	5,804.60	71%	-	20,000
Professional Engineering Servi	61041	4,000	-	4,000.00	0%	-	4,000
Security	61165	40,000	-	40,000.00	0%	-	32,900
Mowing Contractor	61225	85,000	39,478.06	45,521.94	46%	9,728.89	85,000
Tree Services	61226	20,000	-	20,000.00	0%	-	20,000
Collection Services	61380	1,868	1,954.80	(86.80)	105%	-	1,955
Miscellaneous Services	61485	500	-	500.00	0%	-	-
Fees/Administration	61510	13,200	2,200.00	11,000.00	17%	-	13,200
Postage And Delivery Charges	61520	1,500	-	1,500.00	0%	-	1,500
Building Security Expenses	61560	1,500	139.00	1,361.00	9%	-	1,500
Light Power Service	62030	8,000	998.67	7,001.33	12%	-	8,000
Water/Wastewater Service	62035	22,000	13,890.10	8,109.90	63%	1,009.20	22,000
Bldgs And Grounds Maintenance	63010	8,500	720.00	7,780.00	8%	-	8,500
Pond Maintenance-Aquatic	63038	4,500	1,977.52	2,522.48	44%	313.13	4,500
Pond Maintenance-Equipment	63039	5,000	689.00	4,311.00	14%	-	5,000
Irrigation System Maintenance	63065	10,000	5,355.70	4,644.30	54%	-	10,000
Roadway Markings/Signs Maint	63115	2,000	-	2,000.00	0%	-	2,000
Playgrounds/Picnic Areas Maint	63135	6,000	-	6,000.00	0%	-	6,000
Decorative Lighting Maintenanc	63146	10,000	-	10,000.00	0%	-	10,000
Concession Stnd/Restroom Maint	63190	5,000	2,414.00	2,586.00	48%	392.00	5,000
Property Insurance Premium	64080	1,700	1,787.00	(87.00)	105%	-	1,787
Liability Insurance Premium	64090	10,000	-	10,000.00	0%	-	10,000
Fencing	68061	-	30,305.00	(30,305.00)	0%	-	30,305
Construction Miscellaneous	68151	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Total Expenditures	419,543	128,015.00	291,528.00	31%	11,443.22	434,812.55	
Ending Resource Balance	661,195	932,070.76				628,376.83	

High Hawk Public Improvement District

These are High Hawk PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 9
High Hawk
Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.18 per \$100 of appraised value.
Service Plan projects a 16% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$246,453,852	\$ 0.18	\$ 443,617			
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 628,000	\$ 654,297	\$ 744,073	\$ 914,609	\$ 1,179,000
P.I.D. Assessment	42620	\$ 443,617	\$ 514,596	\$ 596,931	\$ 692,440	\$ 803,230
City Contribution	49780	2,310	2,310	2,310	2,310	2,310
TOTAL INCOME		\$ 445,927	\$ 516,906	\$ 599,241	\$ 694,750	\$ 805,540
Amount Available		\$ 1,073,927	\$ 1,171,203	\$ 1,343,314	\$ 1,609,359	\$ 1,984,541

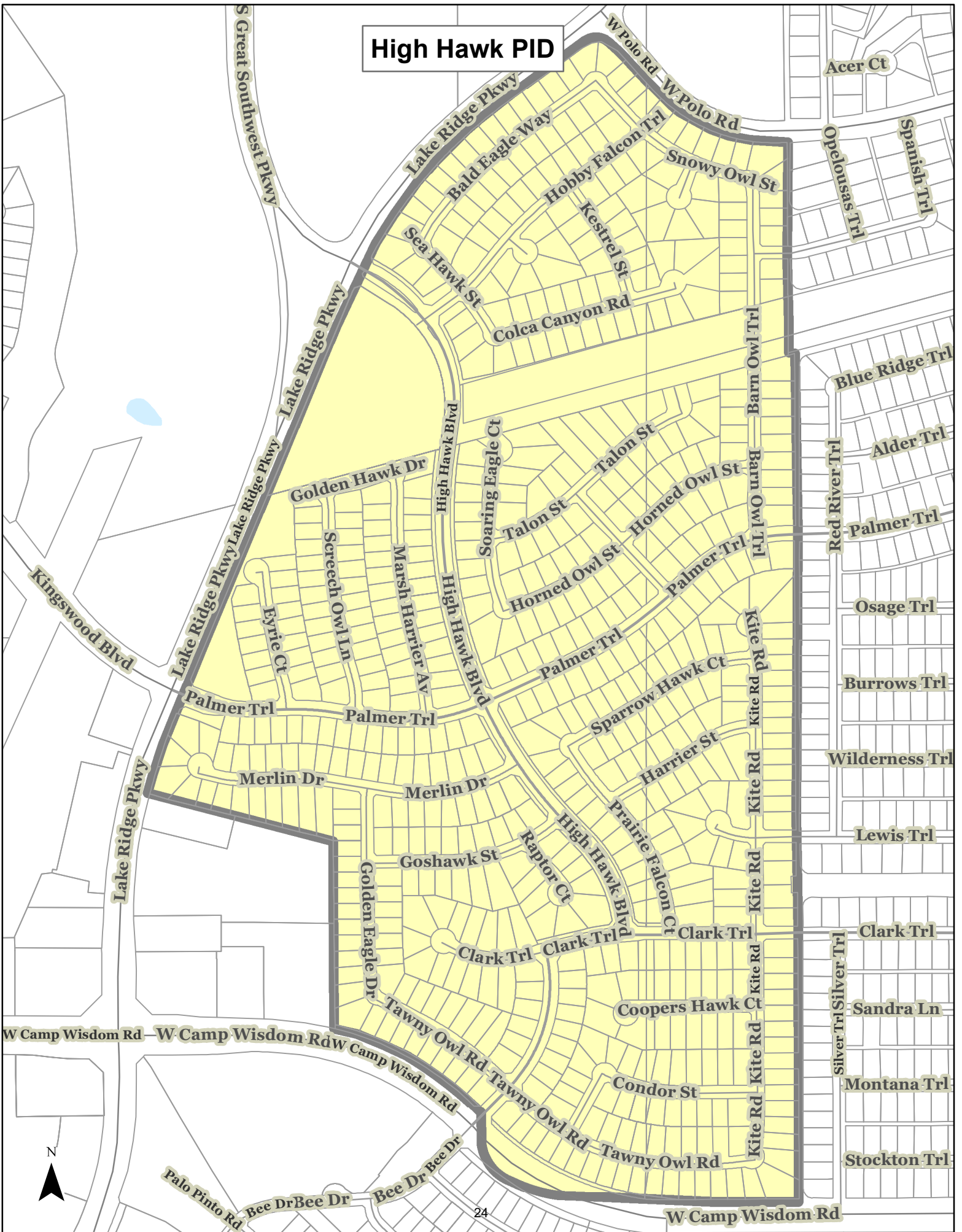
EXPENSES:		2023	2024	2025	2026	2027
Office Supplies	60020	\$ 275	\$ 275	\$ 275	\$ 275	\$ 275
Decorations	60132	15,000	15,000	15,000	15,000	15,000
Public Relations	60160	3,000	3,000	3,000	3,000	3,000
Beautification ¹	60490	120,000	30,000	30,000	30,000	30,000
Graffiti Cleanup	60775	1,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	20,000	20,000	20,000	20,000	20,000
Professional Engineering Svc ²	61041	4,000	-	-	-	4,000
Security	61165	40,000	40,000	40,000	40,000	40,000
Mowing Contractor	61225	85,000	85,000	85,000	85,000	85,000
Tree Services	61226	20,000	20,000	20,000	20,000	20,000
Collection Service	61380	1,955	1,955	1,955	1,955	1,955
Misc.	61485	500	500	500	500	500
Admin./Management	61510	13,200	13,200	13,200	13,200	13,200
Postage	61520	1,500	1,500	1,500	1,500	1,500
Security Camera Operating Expense	61560	1,500	1,500	1,500	1,500	1,500
Electric Power	62030	8,000	8,400	8,820	9,261	9,724
Water Utility	62035	22,000	23,100	24,255	25,468	26,741
Bldgs & Grounds Maintenance	63010	8,500	8,500	8,500	8,500	8,500
Pond Maintenance-Aquatic	63038	4,500	4,500	4,500	4,500	4,500
Pond Maintenance-Equipment	63039	5,000	5,000	5,000	5,000	5,000
Irrigation System Maint.	63065	10,000	10,000	10,000	10,000	10,000
Roadway Markings/Signs Maint	63115	2,000	2,000	2,000	2,000	2,000
Playgrounds/Picnic Areas Maint	63135	6,000	6,000	6,000	6,000	6,000
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Restroom Maintenance	63190	5,000	5,000	5,000	5,000	5,000
Property Insurance Premium	64080	1,700	1,700	1,700	1,700	1,700
Liability Insurance Premium	64090	10,000	10,000	10,000	10,000	10,000
Fencing	68061	-	-	-	-	-
Construction Miscellaneous ³	68151	-	100,000	100,000	100,000	100,000
		-	-	-	-	-
TOTAL EXPENSES		\$ 419,630	\$ 427,130	\$ 428,705	\$ 430,359	\$ 436,095
Ending Balance⁴		\$ 654,297	\$ 744,073	\$ 914,609	\$ 1,179,000	\$ 1,548,446

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$ 180	
\$200,000	\$ 360	
\$300,000	\$ 540	Avg. Property Value: \$ 382,692
\$400,000	\$ 720	Avg. Property Assessment: \$ 689
\$500,000	\$ 900	No. of Properties: 644

- 1 Includes tree replacements & landscape design
- 2 Reserve study (wall repairs/replacements)
- 3 Common area improvements
- 4 Wall repairs/replacement

High Hawk PID



Acer Ct

Opelousas Trl
Spanish Trl

Blue Ridge Trl

Alder Trl

Palmer Trl

Osage Trl

Burrows Trl

Wilderness Trl

Lewis Trl

Clark Trl

Sandra Ln

Montana Trl

Stockton Trl

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