



**LAKE PARKS PUBLIC IMPROVEMENT DISTRICT  
BOARD MEETING  
MAIN LIBRARY, 901 CONOVER DR.  
THURSDAY, SEPTEMBER 14, 2023 AT 6:30 PM**

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**AGENDA**

**CALL TO ORDER**

**CITIZENS' FORUM**

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

**AGENDA ITEMS**

1. Consider Minutes of 8/18/23 Meeting
2. Consider proposal for management services from SBB Community Management in the amount of \$27,760
3. Consider proposal from Cardinal Strategies in the amount of \$66,194.69 for Drainage and Erosion repair at the north end of the pond located at Matthew Road
4. Consider Cardinal Strategies for Section One of this Project which is to combat the surface flow in the existing open-mouthed inlet located at Val Verde Court in the amount of \$23,087.81

Consider Cardinal Strategies Section two of this Project to install a grated drop inlet located at Val Verde Court to intercept with some of the transferred flow and drain it through a pipe to the inlet in the amount of \$27,830.85

5. Consider Cardinal Strategies to combat the drainage and erosion issues in the amount of \$87,897.02 located at LaSalle Trail in the playground area. Various steps are necessary to create a complete system.
6. Consider Brick and Stone Master for either Option 1 of this Project which is to repair Two Monument Signs and Flower Beds and Rebuild 14 Brick Columns and Repair 1 Exist Brick Panel located at Hunt Drive the amount of \$19,748.00

Consider Brick and Stone Master or for Option 2 of this Project which is to Demo 16 Existing Panels and 14 Existing Brick Columns located at Hunt Drive the amount of \$13,246.00

7. Consider Brick and Stone Master to Repair Front Two Monument Signs and Rebuild 14 Panels and 12 Brick Columns Sandy River Dr. located at Sand River Drive the amount of \$55,015.00

- 8. Discussion of playground repairs at La Salle Trail and warranty.
- 9. Consider proposal 15095 from Site Landscape Development in the amount of \$1,895.20 for irrigation work at Controller 1 located at Conrad & Sand River, Controller 3 at Potter & Hunt, Controller 4 at Maverick & Fort Bend, Controller 5 at Maverick & Wichita and Controller 7 at Montgomery & Lake Ridge

10. Discussion of Budget to Actual Financial Report for August 31, 2023 and FY 2024 Budget

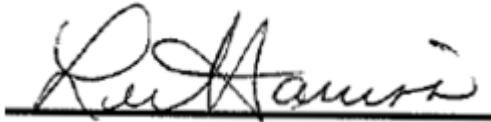
**CITIZENS' FORUM**

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**ADJOURNMENT**

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted September 11, 2023.*



*Lee Harris, CPA  
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/14/2023  
**REQUESTER:** Christi Garcia  
**PRESENTER:** David Baker, President  
**TITLE:** Consider Minutes of 8/18/23 Meeting

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**ANALYSIS:**

**MINUTES OF  
LAKE PARK PUBLIC IMPROVEMENT DISTRICT  
08/18/2023  
6:30 PM  
AIRPORT  
3116 S GREAT SOUTHWEST PKWY**

**Call to Order @ 6:35 PM**– David Baker, Tommy Land, Jerry Mathews, Kellye Zachery, Rich Van, VanDella Menifee, Casey Herndon (VCM) Absent was, Jim Wills

**Citizen’s Forum** *Citizens may speak during Citizens’ Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

- 1. Approve Meeting Minutes** – The minutes of the July 13, 2023 were approved.
- 2. Site Landscape Development:** Reduce impeding limbs at monument signs/entrances – APPROVED
- 3. Site Landscape Development in the amount of \$7,7508.23** for additional irrigation which will create head-to-head coverage throughout the large pond on Wichita Trail - APPROVED
- 4. Projects/Contracts:**
  - Cardinal Strategies \$66,194.69 for drainage and erosion repair – Tabled
  - Cardinal Strategies \$23,087.81 combat the surface flow in existing open-mouthed inlet – Tabled
  - Cardinal Strategies \$27,830.85 section two of this project to install a grated drop inlet located at Val Verde – Tabled
  - Cardinal Strategies \$87,897.02 drainage and erosion at La Salle Playground – Tabled
  - Premier Oaks Lighting \$5,560.00 flag decorations – Denied
  - Premier Oaks Lighting \$40,989.56 Holiday Décor – Approved
  - Sightline \$930.00 to repair fences located at North end of pond – Denied
  - Brick and Stone Master \$19,748.00 repair two monument signs and flower beds – Tabled
  - Brick and Stone Master \$55,015.00 repair two monument signs and rebuild 14 panels and 12 brick columns on Sandy River
- 5. Budget** – Discussion of the finalized PID 2023 Budget and Financial Report - Approved

**Citizen’s Forum** – None

**Adjournment** - The meeting adjourned at 8:30 PM





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/14/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider proposal for management services from SBB Community Management in the amount of \$27,760

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**Addendum “A”**  
*Fee Schedule*

**Part 1: Fees paid by PID**

	<b>Amount</b>	<b>Additional Detail</b>
<b>Base Management Fee</b>	\$1,840.00	Paid on the 1 <sup>st</sup> day of the month
<b>Other</b>		
Copy Charges	\$0.30 / Copy	
Mass Mailings	\$2.00/ Item	Plus printing costs and standard USPS postage rates. Postcards are \$1.00/item.
Insurance Claims	5%	Percent of proceeds collected
Storage Fee	Included	
Technology Suite	Included	Community Portal, mobile accessibility, digital payments, etc.
Credit Card Markup (optional)	18%	If PID needs to use Agent’s credit card, or requires Agent to advance funds for PID expenses
Welcome Packet (optional)	\$25.00	No postage charge if digitally delivered. Standard USPS postage rates and printing costs billed for mailed packets.
Courier	Actual cost	
Meeting Attendance	\$125.00/hour	Meetings attended by the Community Manager conducted during business hours are included in this Agreement. This agreement also includes 4 Board Meetings and one Annual Meeting per 12-month period that can be held M-Thursday before 8 p.m (up to 2 hours). Meetings later in the evening or longer in duration will be billed at the hourly rate in 30-minute increments. This hourly fee will be billed for extra meetings, town hall meetings, and other attendance (e.g. court appearances or assisting with lawsuit) required outside of business hours, or if attendance is required from Agent’s other staff.

**Part 2: Fees paid by PID and billed back to Homeowner<sup>1</sup>**

N/A

This section left intentional blank

**Part 3: Fees for services billed directly to Homeowner**

Agent is entitled to charge homeowners or residents for the following services. These fees are determined by the agent, collected directly by Agent, and are not revenue to the PID.

1. Copying documents requested by the homeowner

<sup>1</sup> These charges will be billed to the PID and billed back to the homeowner as permitted by the PID’s governing documents.



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 08/18/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider proposal from Cardinal Strategies in the amount of \$66,194.69 for Drainage and Erosion repair at the north end of the pond located at Matthew Road

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To block the migration of soil along the outside of the box culvert, a water stop barrier will be installed in the bank around the outside of the culvert. A trench will be excavated on either side and on top, exposing the culvert. A 45-mil rubber water stop will be connected to the walls and top of the culvert box and keyed into the adjacent bank on either side. The trench will then be filled with a sodium bentonite clay blend until the proper elevation is reached.

After the water stop is in place, all rip-rap rock will be removed from the spillway and around the apron of the open mouth inlet and disposed of. The existing soil in both locations will be well compacted to expose any voids that may have been created through the previous migration of water around the culvert. Once properly compacted, new fill material will be added to create the proper elevation for the spillway to transfer overflow to the open-mouthed inlet. Likewise, the area surrounding the inlet will be graded to transfer flow on top of the inlet apron. As needed, turf reinforcement mats will be installed in areas where flow velocities exceed what vegetation can handle. The rip rap will also be removed from the bank area so that a vegetated bank can be reestablished. Spur drains will be installed at any obvious seepage points to allow water out of the bank and into the pond. The section of bank will then be recreated using reinforced earth in 2' lifts and matching the slope on the existing adjacent banks.

When all work is complete and all areas properly graded, the disturbed areas will be covered in Bermuda sod. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples. The total cost of the Drainage Repairs as outlined above will be \$66,194.69

Remove rock grade for proper fall to inlet apron and install vegetation.

Remove debris, fill, compact, and grade for continuous fall to inlet apron. Add filter fabric and turf reinforcement mat as necessary before vegetating.

Install water stop barrier to block transfer of water around outside of culvert.

Remove rock and install reinforced earth and vegetate.





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 08/18/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider Cardinal Strategies for Section One of this Project which is to combat the surface flow in the existing open-mouthed inlet located at Val Verde Court in the amount of \$23,087.81  
Consider Cardinal Strategies Section two of this Project to install a grated drop inlet located at Val Verde Court to intercept with some of the transferred flow and drain it through a pipe to the inlet in the amount of \$27,830.85

**Swale Installations located at Val Verde Ct.**

**Section 1:** To force surface flow toward the existing open-mouthed inlet rather than across the walking trail a pair of swales will be constructed. Each swale will be constructed upstream of the trail at the major crossing points to intercept the water coming from the adjacent yards and transfer it to the inlet. The slope will be graded to maximize fall to the inlet to limit the potential for ponding. When all grading is complete, the swales will be revegetated with Bermuda sod due to the high volume of sun available in this location. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples. **\$23,087.81**

**Section 2:** Due to the distance the South Swale will extend with less-than-ideal fall available to reach the inlet, a grated drop inlet can be installed to intercept some of the transferred flow and drain it through a pipe to the inlet. A trench will be excavated below the swale to accommodate this pipe, which will core into the side of the inlet box. **The cost of the swale installations with the addition of the drop inlet and expulsion line will be \$27,830.85**



Remove storm inlet apron. Adjust grade to correct flow and install turf reinforcement mat and vegetation.

Grade swales to capture and transfer sheet flow to storm inlet to reduce impact on trail.

Install surface drain to reduce volume of water that must transfer through swale to reach outfall.





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 08/18/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider Cardinal Strategies to combat the drainage and erosion issues in the amount of \$87,897.02 located at LaSalle Trail in the playground area. Various steps are necessary to create a complete system.

To combat the drainage and erosion issues in the playground area, various steps are necessary to create a complete system.

First, to reduce the amount of surface flow that collects and drains through the grove and over the trail, drainage mats will be installed on the downstream side of the playground area. The mulch will be moved, and the area will be excavated and lined with a non-woven filter fabric before 4" perforated pvc pipe is installed. The mat will then be installed and filled with crushed limestone before being covered with a filter weave and covered back over with the existing mulch. The perforate pipe will connect to two new pvc expulsion lines that will be installed from the playground area to the toe of the pond bank. Next, low spots in the playground area will have the mulch removed and be filled and compacted with clay soil to discourage collection and push flow to the drainage mat. In areas where this cannot be reasonably accomplished, a drop inlet will be installed and connected to the nearest expulsion line to create a collection area. When all inlets are in place and all fill is installed, the existing mulch will be reinstalled over these areas.

To address the slope from the playground to the pond, the two small retaining walls on either side of the trail will be removed and disposed of, as will the decomposed granite. Fill soil will then be added to the slopes on either side of the trail to create the proper fall in stages from the playground to the trail and from the trail to the pond. When the grade is properly set, a steel reinforced concrete sidewalk will be poured, connecting to the existing sidewalk on either end. The cross slope of the sidewalk will not exceed ¼" of fall, while the vegetated slopes will maintain fall of 2" per 10' of travel toward the pond. When the sidewalk is in place and the slopes and trail are properly filled and graded, the shaded areas will be covered in palisades zoysia sod while the areas in heavy sunlight will be covered in Bermuda sod. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples.

The total cost of the Drainage Repairs as outlined above will be \$87,897.02



Install new expulsion lines to transfer drainage mats and area basins (if necessary) to pond.

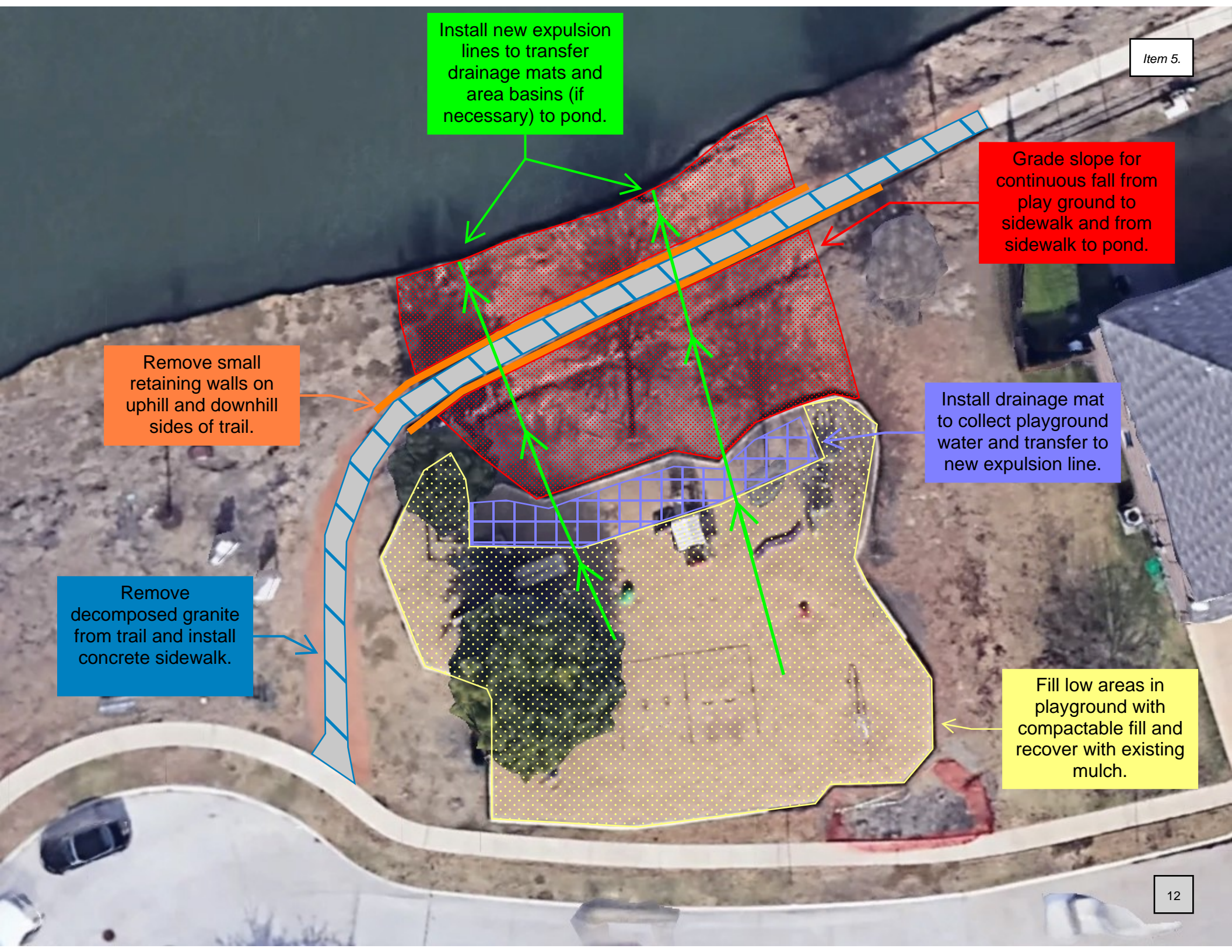
Grade slope for continuous fall from play ground to sidewalk and from sidewalk to pond.

Remove small retaining walls on uphill and downhill sides of trail.

Install drainage mat to collect playground water and transfer to new expulsion line.

Remove decomposed granite from trail and install concrete sidewalk.

Fill low areas in playground with compactable fill and recover with existing mulch.

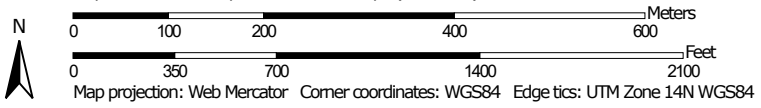




Soil Map—Dallas County, Texas, and Tarrant County, Texas  
(Lake Park PID\_2220 La Salle Trail, Grand Prairie, TX 75052)




Map Scale: 1:7,930 if printed on A landscape (11" x 8.5") sheet.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dallas County, Texas  
Survey Area Data: Version 20, Aug 24, 2022

Soil Survey Area: Tarrant County, Texas  
Survey Area Data: Version 20, Aug 24, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2020—Nov 15, 2020

## MAP LEGEND

## MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
78	Wilson clay loam, 0 to 1 percent slopes	6.9	27.1%
<b>Subtotals for Soil Survey Area</b>		<b>6.9</b>	<b>27.1%</b>
<b>Totals for Area of Interest</b>		<b>25.3</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuA	Burleson clay, 0 to 1 percent slopes	0.1	0.4%
NaB	Navo clay loam, 1 to 3 percent slopes	1.8	7.1%
WsA	Wilson clay loam, 0 to 2 percent slopes	16.6	65.4%
<b>Subtotals for Soil Survey Area</b>		<b>18.5</b>	<b>72.9%</b>
<b>Totals for Area of Interest</b>		<b>25.3</b>	<b>100.0%</b>



## Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Percentage of rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Liquid limit and plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

#### References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

## Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "\*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties--Dallas County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>					<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
78—Wilson clay loam, 0 to 1 percent slopes														
Wilson	85	D	0-7	Clay loam	CL	A-6	0- 0- 0	0- 0- 0	95-96-100	79-87-100	69-80-96	53-63-76	26-32-38	11-16-20
			7-31	Silty clay, clay, clay loam	CH	A-7-6	0- 0- 0	0- 0- 0	91-95-100	74-85-100	68-85-100	55-70-90	51-58-58	29-35-41
			31-36	Clay loam, clay, silty clay	CH	A-7-6	0- 0- 0	0- 0- 0	91-95-100	74-85-100	68-85-100	55-70-90	51-58-66	29-35-41
			36-42	Silty clay loam, clay, silty clay	CH	A-7-6	0- 0- 0	0- 0- 0	95-97-100	85-92-100	69-85-100	62-78-97	51-64-76	29-39-49
			42-80	Silty clay, clay, clay loam	CH	A-7-6	0- 0- 0	0- 0- 0	95-97-100	85-92-100	82-91-100	69-77-100	51-54-76	24-36-48



Engineering Properties--Tarrant County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number--				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
BuA--Burleson clay, 0 to 1 percent slopes														
Burleson	90	D	0-23	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	90-95-100	90-95-100	90-95-99	67-82-97	56-66-75	33-41-49
			23-38	Clay, silty clay	CH	A-7-6	0- 0- 0	0- 1- 1	90-95-100	90-95-100	90-95-99	80-90-99	51-63-75	34-44-54
			38-69	Clay, silty clay, clay loam	CH	A-7-6	0- 0- 0	0- 1- 2	90-95-100	80-90-100	75-87-99	67-83-98	51-63-75	34-44-54
			69-90	Clay loam, silty clay loam, clay, silty clay	CH	A-7-6	0- 0- 0	0- 1- 2	90-95-100	80-90-100	75-87-99	67-83-98	51-63-75	34-44-54
NaB--Navo clay loam, 1 to 3 percent slopes														
Navo	100	D	0-6	Clay loam	CL	A-6, A-7	0- 0- 0	0- 0- 0	95-98-100	95-98-100	90-95-100	55-70-85	25-37-48	11-18-25
			6-72	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	95-98-100	95-98-100	90-95-100	60-75-90	40-53-65	20-33-45
WsA--Wilson clay loam, 0 to 2 percent slopes														
Wilson	85	D	0-7	Clay loam	CL	A-6	0- 0- 0	0- 0- 0	95-96-100	79-87-100	69-80-96	53-63-76	26-32-38	11-16-20
			7-31	Silty clay, clay, clay loam	CH	A-7-6	0- 0- 0	0- 0- 0	91-95-100	74-85-100	68-85-100	55-70-90	51-58-58	29-35-41
			31-36	Clay loam, silty clay, clay	CH	A-7-6	0- 0- 0	0- 0- 0	91-95-100	74-85-100	68-85-100	55-70-90	51-58-66	29-35-41
			36-42	Silty clay, clay, silty clay loam	CH	A-7-6	0- 0- 0	0- 0- 0	95-97-100	85-92-100	69-85-100	62-78-97	51-64-76	29-39-49
			42-80	Silty clay, clay loam, clay	CH	A-7-6	0- 0- 0	0- 0- 0	95-97-100	85-92-100	82-91-100	69-77-100	51-54-76	24-36-48

## Data Source Information

Soil Survey Area: Dallas County, Texas  
Survey Area Data: Version 20, Aug 24, 2022

Soil Survey Area: Tarrant County, Texas  
Survey Area Data: Version 20, Aug 24, 2022

## Scope of Work

Cardinal proposes to provide all the labor, equipment, and material required to implement the drainage improvements outlined in the associated overview sketches. All work will be performed in a good workmanlike manner and in accordance with generally accepted standards in the related industry. The following construction procedures outline the installation and provide the cost of implementation. The cost estimate included in this document is valid for 60 days from the date of this Scope of Work ("SOW").

### CONSTRUCTION PROCEDURES

#### **Val Verde Ct.**

To force surface flow toward the existing open-mouthed inlet rather than across the walking trail a pair of swales will be constructed. Each swale will be constructed upstream of the trail at the major crossing points to intercept the water coming from the adjacent yards and transfer it to the inlet. The slope will be graded to maximize fall to the inlet to limit the potential for ponding. When all grading is complete, the swales will be revegetated with Bermuda sod due to the high volume of sun available in this location. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples.

To increase the available fall, helping the swales drain properly, the apron will be removed around the existing inlet and the debris properly disposed of. The ground surrounding the inlet will then be properly sloped to discharge into the inlet mouths, with the gained inches integrated into the fall of the new swales. When the grading is complete, a turf reinforcement mat will be added to aid the vegetation in this area to withstand flow velocities entering the inlet.

The total cost of the **Swale Installations** as outlined above will be **\$23,087.81**

Due to the distance the South Swale will extend with less-than-ideal fall available to reach the inlet, a grated drop inlet can be installed to intercept some of the transferred flow and drain it through a pipe to the inlet. A trench will be excavated below the swale to accommodate this pipe, which will core into the side of the inlet box. **The cost of the swale installations with the addition of the drop inlet and expulsion line will be \$27,830.85.**

#### **La Salle Trl.**

To combat the drainage and erosion issues in the playground area, various steps are necessary to create a complete system.

First, to reduce the amount of surface flow that collects and drains through the grove and over the trail, drainage mats will be installed on the downstream side

of the playground area. The mulch will be moved, and the area will be excavated and lined with a non-woven filter fabric before 4" perforated pvc pipe is installed. The mat will then be installed and filled with crushed limestone before being covered with a filter weave and covered back over with the existing mulch. The perforate pipe will connect to two new pvc expulsion lines that will be installed from the playground area to the toe of the pond bank.

Next, low spots in the playground area will have the mulch removed and be filled and compacted with clay soil to discourage collection and push flow to the drainage mat. In areas where this cannot be reasonably accomplished, a drop inlet will be installed and connected to the nearest expulsion line to create a collection area. When all inlets are in place and all fill is installed, the existing mulch will be reinstalled over these areas.

To address the slope from the playground to the pond, the two small retaining walls on either side of the trail will be removed and disposed of, as will the decomposed granite. Fill soil will then be added to the slopes on either side of the trail to create the proper fall in stages from the playground to the trail and from the trail to the pond. When the grade is properly set, a steel reinforced concrete sidewalk will be poured, connecting to the existing sidewalk on either end. The cross slope of the sidewalk will not exceed ¼" of fall, while the vegetated slopes will maintain fall of 2" per 10' of travel toward the pond. When the sidewalk is in place and the slopes and trail are properly filled and graded, the shaded areas will be covered in palisades zoysia sod while the areas in heavy sunlight will be covered in Bermuda sod. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples.

The total cost of the **Drainage Repairs** as outlined above will be **\$87,897.02**

### **Matthew Rd.**

To block the migration of soil along the outside of the box culvert, a water stop barrier will be installed in the bank around the outside of the culvert. A trench will be excavated on either side and on top, exposing the culvert. A 45-mil rubber water stop will be connected to the walls and top of the culvert box and keyed into the adjacent bank on either side. The trench will then be filled with a sodium bentonite clay blend until the proper elevation is reached.

After the water stop is in place, all rip-rap rock will be removed from the spillway and around the apron of the open mouth inlet and disposed of. The existing soil in both locations will be well compacted to expose any voids that may have been created through the previous migration of water around the culvert. Once properly compacted, new fill material will be added to create the proper elevation for the spillway to transfer overflow to the open-mouthed inlet. Likewise, the area

surrounding the inlet will be graded to transfer flow on top of the inlet apron. As needed, turf reinforcement mats will be installed in areas where flow velocities exceed what vegetation can handle.

The rip rap will also be removed from the bank area so that a vegetated bank can be reestablished. Spur drains will be installed at any obvious seepage points to allow water out of the bank and into the pond. The section of bank will then be recreated using reinforced earth in 2' lifts and matching the slope on the existing adjacent banks.

When all work is complete and all areas properly graded, the disturbed areas will be covered in Bermuda sod. All sod will be well saturated, rolled in place, and pinned as necessary with 8-gauge soil staples.

The total cost of the **Drainage Repairs** as outlined above will be **\$66,194.69**

**Note: All newly vegetated areas are to be watered daily for the first 5 days after installation, then every other day for the following 20 days, before resuming a typical watering schedule. Watering is not included in this scope of work.**

1. **Work Schedule and Deliverables.** The relevant milestones, completion dates, and terms associated with this SOW are as follows:

Item	Description of Services & Deliverables	Completion Time (estimated)
1.	Val Verde Ct.	1-1.25 Weeks
2.	La Salle Trl.	2.5-3.5 Weeks
3.	Matthew Rd.	2-2.5 Weeks

2. **Pricing and Payments.** All costs listed below are based on the scope and assumptions included in this SOW. Cardinal will invoice monthly based on percent completion with payment due upon receipt. The final invoice issued will be due upon completion of the final walk and acceptance by Client. Cardinal will require a deposit of 25% of the project total to begin work. An invoice will be issued for the deposit amount after signed authorization of the SOW.

Item	Price
25% Deposit	\$
Remaining balance	\$
Total	\$

3. **Other Terms and Conditions.** The following additional terms (if any) will apply to this SOW and the work to be performed under this SOW:

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IN WITNESS WHEREOF, the Parties have executed this SOW effective as of

\_\_\_\_\_, 2023 (the "SOW Date").

Lake Park PID

Cardinal Strategies Construction Services LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

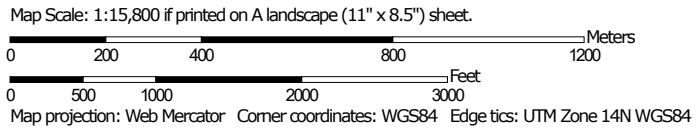
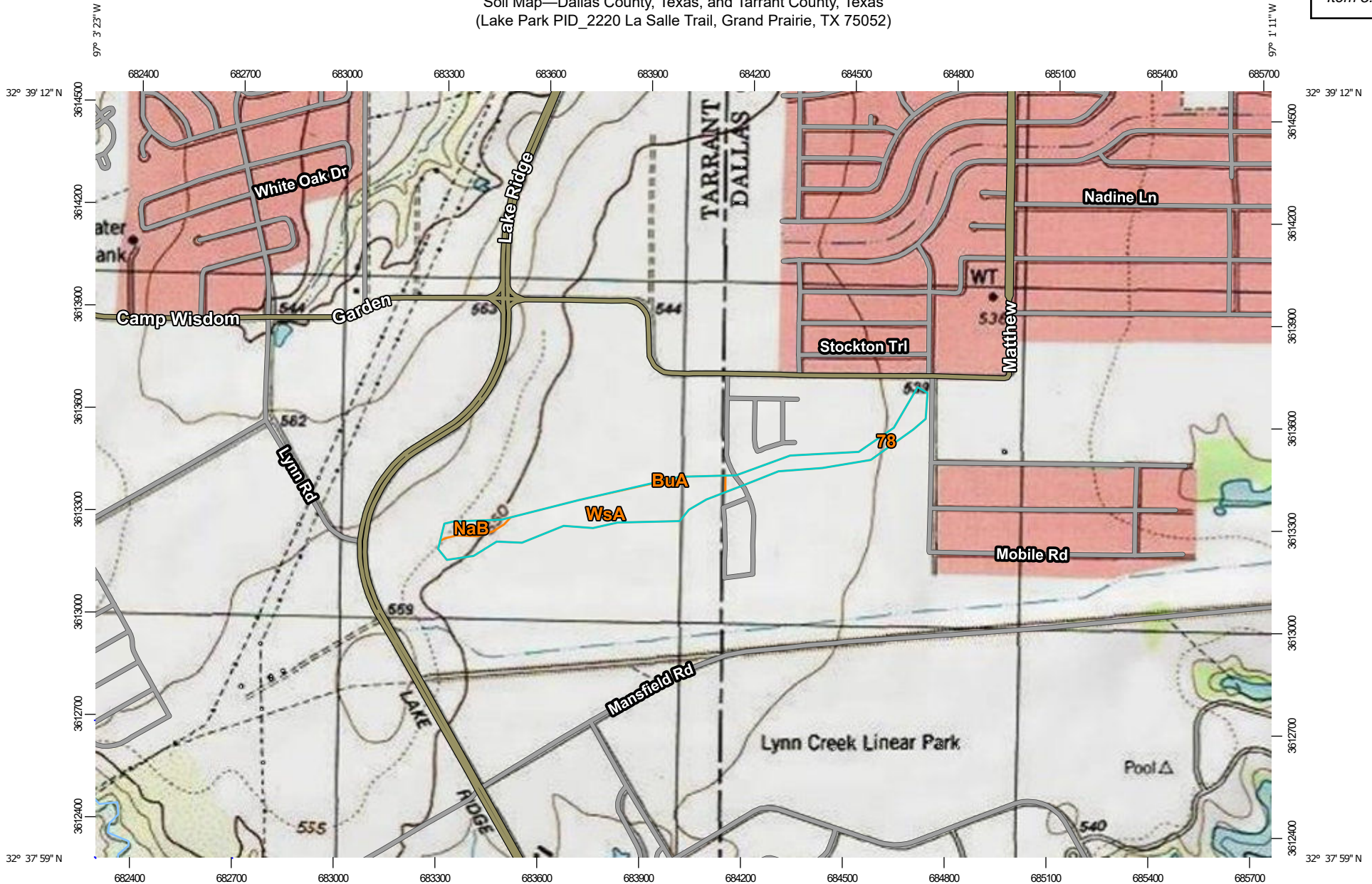
Name: Kim Anderson

Title: \_\_\_\_\_

Title: President




Soil Map—Dallas County, Texas, and Tarrant County, Texas  
(Lake Park PID\_2220 La Salle Trail, Grand Prairie, TX 75052)




### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Topographic Map

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dallas County, Texas  
 Survey Area Data: Version 20, Aug 24, 2022

Soil Survey Area: Tarrant County, Texas  
 Survey Area Data: Version 20, Aug 24, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
78	Wilson clay loam, 0 to 1 percent slopes	6.9	27.1%
<b>Subtotals for Soil Survey Area</b>		<b>6.9</b>	<b>27.1%</b>
<b>Totals for Area of Interest</b>		<b>25.3</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuA	Burleson clay, 0 to 1 percent slopes	0.1	0.4%
NaB	Navo clay loam, 1 to 3 percent slopes	1.8	7.1%
WsA	Wilson clay loam, 0 to 2 percent slopes	16.6	65.4%
<b>Subtotals for Soil Survey Area</b>		<b>18.5</b>	<b>72.9%</b>
<b>Totals for Area of Interest</b>		<b>25.3</b>	<b>100.0%</b>



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

---

**MEETING DATE:** 08/18/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider Brick and Stone Master for either Option 1 of this Project which is to repair Two Monument Signs and Flower Beds and Rebuild 14 Brick Columns and Repair 1 Exist Brick Panel located at Hunt Drive the amount of \$19,748.00  
Consider Brick and Stone Master or for Option 2 of this Project which is to Demo 16 Existing Panels and 14 Existing Brick Columns located at Hunt Drive the amount of \$13,246.00

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3800 Haslet Roanoke Rd. Suite 32 Roanoke, TX 76262  
Phone: 817-485-7200 zach@bsmpro.com

# Proposal

Date: 7/24/2023  
Valid Until: 30 Days After Proposed Date

Customer
Lake Park West PID - VCM C/O Laurie Kilmek
3950 Fossil Creek Blvd, Suite 208
Fort Worth, TX 76137
laurie@vcmtexas.com
817-937-2956

Quote/Project Description
Screening Wall Repairs / Monument Repairs Hunt Dr.

<b>Option 1: Repair Front Two Monument Signs and Flower Beds and Rebuild 14 Brick Columns and Repair 1 Existing Brick Panel</b>	
Set traffic cones and worker signs at the intersection of W. Camp Wisdom Trl and Hunt Dr to create a safe working space. Lay tarps and set veneer jacks to both sides of the wall using metal cross braces and walk boards to create a clean working space. First, pressure wash both monument signs and stone columns on both sides using a 3400+ PSI pressure washer and a water trailer to remove as much discoloration as possible. Note, results may vary, Brick and Stone Master cannot guarantee complete removal of discoloration and mildew. Remove 14 existing brick panels. Clean up and haul off rubble and debris using a dump trailer. Dowel #5 rebar in the center of the column pier footings and install 2 pieces of #5 vertical rebar and extend to approximately 6' in height. Rebuild 14 new pocket columns to new height and design using new brick of best available match using a custom blended mortar of reasonable color match. Includes installing galvanized H wire to tie the back wall to the front wall and slushing the center with wet Portland Cement. On the west side, remove top left loose brick at designated panel 3 using a chisel and hammer. Clean off and save as many existing bricks as possible and set off to the side. Clean out dust and debris. Relay panel soldier back to the existing height and design using existing brick and a custom blended mortar of reasonable color match. Leave an expansion pocket where the panels meet the columns to allow for future movement. Grind out cracks at the monument signs, 2 co-joints, flower beds, and cracks in the stone columns using a 4.5" diamond blade grinder. Clean out dust and debris. As necessary, install new open cell backer rod in the joint. Seal the joint using a urethane joint sealant of reasonable color match. Sprinkle dry custom blended sand over the wet caulk to texture. Clean up and haul off rubble and debris. On a return trip, seal both monument signs using a PD Siloxane water repellent. Recommended to reapply every 3 - 5 years. Includes a wash to new masonry using a proper cleaning detergent, if necessary.	\$19,748.00
<b>Note:</b> Samples to be approved by others prior to ordering.	
<b>Note:</b> Brick and Stone Master will provide generators for power, but will need access to on-site water.	
<b>Note:</b> Temporary fencing to be provided if left overnight or the homeowner has a pool.	
<b>Note:</b> Brick and Stone Master will take precautions, but is not responsible for tree roots, shrubbery, landscaping.	
<b>Option 2: Demo 16 Existing Panels and 14 Existing Brick Columns</b>	
In lieu of replacing and repairing the brick columns and panels on Hunt Dr. remove 16 existing panels and 14 existing brick columns using a diamond blade gas saw. Using a jackhammer, remove existing concrete mow strips and column footings. Clean up and haul off rubble and debris. Includes washing, repairing, and sealing the monuments in above steps and repairs to the flower beds. Note, dirt will need to be filled by others after concrete removal.	\$13,246.00

Brick & Stone Master will take precautions while working but is not responsible for damages to landscaping, irrigation lines, or clean up of fine dust.

<b>Deposit</b>	\$0.00
<b>Balance</b>	\$32,994.00
<b>Total</b>	\$32,994.00

Above information is not an invoice and only an estimate of labor and materials described above.  
**25% of project due prior to job start and remainder is due upon completion. Forms of payment accepted: Visa, Mastercard, Debit Card, Check, or ACH Payment. Any invoice over \$2,000 an additional 3% credit card fee will be applied. Late fees will be charged for past due invoices. A 15% cancellation fee can be applied to any approved work.**  
Please confirm your acceptance of this quote by signing and returning this document OR by replying to the received email containing this document and verifying approval of work.

Signature	Print Name	Date
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**Thank you for your business!**  
Brick & Stone Master will be responsible for all clean up related to or caused by its operations. All work will be completed in a professional manner according to standard practice, contingent upon brick availability, accidents, or delays beyond our control. All work covered by this agreement is guaranteed for a period of one year against faults or defects in labor. Crack repairs are excluded from warranty if cracks appear as a result of further foundation settlement. Any alteration or deviation from above specifications involving extra cost will be executed only upon written change orders, and become an extra charge over and above the estimate. Brick & Stone Master agrees to carry all of its insurance coverages, including General Liability and supply certificates upon request. Although workmen will exercise reasonable caution, Brick & Stone Master will not be responsible for damage to any and all landscaping, water lines, underground utilities, plumbing, electrical, concrete, etc. or roofing at adjacent work areas.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/18/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Consider Brick and Stone Master to Repair Front Two Monument Signs and Rebuild 14 Panels and 12 Brick Columns Sandy River Dr. located at Sand River Drive the amount of \$55,015.00

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**Community Inspection Visit – Monument Sign Inspections**

**Community Name: Lake Parks PID**

**Inspection Dates: 07-14-2023  
Manager Signature: Laurie Klimek**

**Walls, Fences, Entry Monuments**

Monument Wall

Repair Work

- **2800 W Camp Wisdom / 5200 Sand River – Pictures Included**
- **2700 W Camp Wisdom / 5200 Hunt Drive**

.... Need to be Inspected

2300 / 2400 Camp Wisdom / 5200 Lake Ridge Parkway (( MAIN SIGN ))

2300 Camp Wisdom / 5200 Bee Drive

2100 Camp Wisdom / 5300 Maverick Drive

2000 Camp Wisdom / 5300 Free Stone

5300 Lake Ridge Pkwy / 2400 Blanco Drive

5400 Lake Ridge Pkwy / 2400 Montgomery Drive

0000 Lake Ridge Pkwy / 2400 Travis Street

**2800 W Camp Wisdom / 5200 Sand River**

**Thank you for allowing VCM, Inc. to serve your community!**





Monument Wall Repairs @ Sand River / Conrad



Thank you for allowing VCM, Inc. to serve your community!





Monument Wall Repairs @ Sand River / Conrad



Thank you for allowing VCM, Inc. to serve your community!





Monument Wall Repairs @ Sand River / Conrad



Thank you for allowing VCM, Inc. to serve your community!







**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/14/2023  
**REQUESTER:** Christi Garcia  
**PRESENTER:** David Baker, President  
**TITLE:** Discussion of playground repairs at La Salle Trail and warranty.

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**ANALYSIS:**

Discussion of playground repairs at La Salle Trail and warranty. Playground equipment is in need of repair and under warranty.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/14/2023

**REQUESTER:** Christi Garcia

**PRESENTER:** David Baker, President

**TITLE:** Consider proposal 15095 from Site Landscape Development in the amount of \$1,895.20 for irrigation work at Controller 1 located at Conrad & Sand River, Controller 3 at Potter & Hunt, Controller 4 at Maverick & Fort Bend, Controller 5 at Maverick & Wichita and Controller 7 at Montgomery & Lake Ridge

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**ANALYSIS:**



**Date:** 8/28/2023  
**PO #**  
**Terms:** Net 30  
**Sales Rep:** Jonathan Williams

**Customer:**

**Property:**  
 Lake Parks PID  
 Lake Ridge & Camp Wisdom  
 Grand Prairie, TX 75052

**August 2023 Irrigation Report**

Unless noted below irrigation zones and controllers are considered to be in good working condition. If not listed below no repairs are needed at the time of this irrigation inspection.

**Controller 1- Conrad & Sand River**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00

**Controller 2- Conrad & Sand River**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00

**Controller 3- Potter & Hunt**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00
<b>Zone 1</b> Replace Broken/Leaking Nozzle	1.00	\$14.59	\$14.59
<b>Zone 2</b> Repair Small Lateral Line	1.00	\$120.50	\$120.50
<b>Zone 7</b> Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31

**Controller 4- Maverick & Fort Bend**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00



<b>Zone 8</b>	Repair Medium Lateral Line	1.00	\$183.58	\$183.58
<b>Zone 9</b>	Replace Broken/Leaking Nozzle	1.00	\$14.59	\$14.59
<b>Zone 12</b>	Replace Broken/Leaking Nozzle	1.00	\$14.59	\$14.59
<b>Zone 18</b>	Repair Small Lateral Line	4.00	\$120.50	\$482.01
<b>Zone 19</b>	Repair Small Lateral Line	3.00	\$120.50	\$361.50

**Controller 5- Maverick & Wichita**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00
<b>Zone 2</b> Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31
<b>Zone 6</b> Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31
<b>Zone 10</b> Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31
<b>Zone 11</b> Replace 6" Broken/Leaking Rotor	1.00	\$75.31	\$75.31

**Controller 6- La Salle & Goliad**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00

**Controller 7- Montgomery & Lake Ridge**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00
<b>Zone 14</b> Install New Rotor	1.00	\$176.73	\$176.73
Replace 6" Broken/Leaking Rotor	2.00	\$75.28	\$150.56

**Battery Controllers- Lake Parks PID**

Items	Quantity	Price/Unit	Price
<b>Controller and Rain/Freeze Sensor</b> No Repairs Needed	0.00	\$0.00	\$0.00

<b>PROJECT TOTAL:</b>	<b>\$1,895.20</b>
<b>SALES TAX:</b>	\$0.00
<b>TOTAL:</b>	<b>\$1,895.20</b>

**Terms & Conditions**

Irrigation in Texas is regulated by Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is:

[www.tceq.state.tx.us](http://www.tceq.state.tx.us). TX LI 6823

**Average Cost Reference List:**  
Irrigation Tech Hourly Rate: \$110.00  
Irrigation Helper: \$70.00  
Emergency Call: \$175.00

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By \_\_\_\_\_  
**Jonathan Williams**  
 Date 8/28/2023  
 \_\_\_\_\_  
**Site Landscape Development**

By \_\_\_\_\_  
 Date \_\_\_\_\_  
 \_\_\_\_\_  
**Lake Parks PID**



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 09/14/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** David Baker, President

**TITLE:** Discussion of Budget to Actual Financial Report for August 31, 2023 and FY 2024 Budget

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**Budget/Actual Report for Fiscal 2023**  
**321792**  
**Lake Parks Public Improvement District**  
**as of 8/31/23 Preliminary**

	10/1/2022 - 9/30/2023				Current Month	Estimate 9/30/2023	
	Budget	Actual	Difference	% Used			
<b>LPPID</b>							
<b>321792</b>							
<b>Beginning Resource Balance</b>	<b>110,000</b>	<b>109,938.50</b>				<b>109,938.50</b>	
<b>Revenues</b>							
Spec Assess Delinquent	42610	-	1,324.15	1,324.15	0%	41.37	1,324.15
Special Assessment Income	42620	499,464	496,868.45	(2,595.55)	99%	956.32	496,868.45
Interest On Pid Assessment	42630	-	2,217.99	2,217.99	0%	171.97	2,217.99
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	-	3,346.62	3,346.62	0%	-	3,346.62
Trsf In/Parks Venue (3170)	49780	21,269	17,725.00	(3,544.00)	83%	-	21,269.00
<b>Total Revenues</b>	<b>520,733</b>	<b>521,482.21</b>	<b>749.21</b>	<b>100%</b>	<b>1,169.66</b>	<b>525,026.21</b>	
<b>Expenditures</b>							
Office Supplies	60020	1,000	1,586.16	(586.16)	159%	73.36	1,686.16
Decorations	60132	42,000	41,956.97	43.03	100%	-	41,956.97
Beautification	60490	121,447	122,036.20	(589.20)	100%	-	122,036.20
Wall Maintenance	60776	5,000	3,771.62	1,228.38	75%	-	3,771.62
Mowing Contractor	61225	128,338	104,512.28	23,825.72	81%	12,294.71	139,875.00
Data Processing Services	61315	-	-	-	0%	-	-
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	3,865	3,855.80	9.20	100%	-	3,855.80
Miscellaneous Services	61485	1,400	565.93	834.07	40%	-	565.93
Fees/Administration	61510	20,790	20,179.17	610.83	97%	1,675.00	20,790.00
Postage And Delivery Charges	61520	50	-	50.00	0%	-	-
Light Power Service	62030	16,000	12,803.99	3,196.01	80%	1,016.99	16,000.00
Water/Wastewater Service	62035	66,000	32,288.11	33,711.89	49%	6,736.32	39,088.11
Bldgs And Grounds Maintenance	63010	-	2,040.00	(2,040.00)	0%	-	2,040.00
Lake/Pond Maintenance	63037	-	700.00	(700.00)	0%	-	700.00
Pond Maintenance-Aquatic	63038	36,000	10,606.21	25,393.79	29%	1,154.06	15,000.00
Pond Maintenance-Equipment	63039	10,000	5,070.90	4,929.10	51%	563.00	5,070.90
Irrigation System Maintenance	63065	20,000	21,239.48	(1,239.48)	106%	3,221.11	23,239.48
Playgrounds/Picnic Areas Maint	63135	4,500	7,809.09	(3,309.09)	174%	680.00	7,809.09
Decorative Lighting Maintenc	63146	10,000	2,272.74	7,727.26	23%	-	10,000.00
Property Insurance Premium	64080	1,200	1,096.00	104.00	91%	-	1,096.00
Liability Insurance Premium	64090	775	1,178.81	(403.81)	152%	-	1,178.81
Fencing	68061	-	-	-	0%	-	-
Pond Improvement	68206	-	-	-	0%	-	-
Fountains	68207	-	-	-	0%	-	-
Architect/L/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Construction	68540	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	0%	-	-
Lighting	68637	-	-	-	0%	-	-
Construction Miscellaneous	68151	100,000	-	100,000.00	0%	-	-
<b>Total Expenditures</b>	<b>588,365</b>	<b>395,569.46</b>	<b>192,795.54</b>	<b>67%</b>	<b>27,414.55</b>	<b>455,760.07</b>	
<b>Ending Resource Balance</b>	<b>42,368</b>	<b>235,851.25</b>				<b>179,204.64</b>	

**Lake Parks Public Improvement District**

These are Lake Parks PID assessments collected from PID residents to pay for PID maintenance.



**Exhibit A  
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 7  
Lake Parks  
Five Year Service Plan 2024 - 2028 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
The FY 2023 rate was \$0.11 per \$100 of appraised value  
Service Plan projects a 10% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue			
<b>Appraised Value</b>	\$520,013,188	\$ 0.11	\$ 572,015			
<b>Description</b>	<b>Account</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Beginning Balance (Projected)</b>		<b>\$ 169,000</b>	<b>\$ 91,744</b>	<b>\$ 257,135</b>	<b>\$ 470,168</b>	<b>\$ 736,369</b>
P.I.D. Assessment	42620	\$ 572,015	\$ 629,216	\$ 692,138	\$ 761,351	\$ 837,486
City Contribution	49780	21,269	21,269	21,269	21,269	21,269
<b>TOTAL INCOME</b>		<b>\$ 593,284</b>	<b>\$ 650,485</b>	<b>\$ 713,407</b>	<b>\$ 782,620</b>	<b>\$ 858,755</b>
<b>Amount Available</b>		<b>\$ 762,284</b>	<b>\$ 742,228</b>	<b>\$ 970,542</b>	<b>\$ 1,252,788</b>	<b>\$ 1,595,124</b>

<b>EXPENSES:</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Description</b>						
Office Supplies	60020	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Decorations	60132	42,000	42,000	42,000	42,000	42,000
Beautification	60490	85,000	85,000	85,000	85,000	85,000
Wall Maintenance	60776	5,000	5,000	5,000	5,000	5,000
Mowing Contractor	61225	139,875	146,869	154,212	161,923	170,019
Collection Service	61380	3,865	3,865	3,865	3,865	3,865
Misc.	61485	1,400	1,400	1,400	1,400	1,400
Admin./Management	61510	20,790	21,830	22,921	24,067	25,270
Postage	61520	50	50	50	50	50
Electric Power	62030	16,000	16,800	17,640	18,522	19,448
Water Utility	62035	66,000	69,300	72,765	76,403	80,223
Pond/Canal Maintenance-Aquatic	63038	36,000	37,800	39,690	41,675	43,758
Pond/Canal Maintenance-Equip	63039	10,000	10,500	11,025	11,576	12,155
Irrigation System Maint.	63065	22,000	22,000	22,000	22,000	22,000
Playground/Picnic Area Maintenan	63135	8,160	8,160	8,160	8,160	8,160
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Property Insurance Premium	64080	1,200	1,260	1,323	1,389	1,459
Liability Insurance Premium	64090	1,200	1,260	1,323	1,389	1,459
Fencing	68061	-	-	-	-	-
Irrigation around Pond		-	-	-	-	-
Construction Miscellaneous	68151	-	-	-	-	-
Pond Improvement	68206	200,000				
Construction	68540	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 670,540</b>	<b>\$ 485,093</b>	<b>\$ 500,374</b>	<b>\$ 516,419</b>	<b>\$ 533,266</b>
<b>Ending Balance*</b>		<b>\$ 91,744</b>	<b>\$ 257,135</b>	<b>\$ 470,168</b>	<b>\$ 736,369</b>	<b>\$ 1,061,858</b>

**Avg. Annual Assessment by Home Value:**

<b>Value</b>	<b>Yrly Assmnt.</b>		
\$100,000	\$110		
\$200,000	\$220		
\$300,000	\$330	Avg. Property Value:	\$ 407,215
\$400,000	\$440	Avg. Property Assessment:	\$ 448
\$500,000	\$550	No. of Properties:	1,277
\$600,000	\$660		

\*Pond dredging, brick wall replacements (Matthew, Doryn, entrances)