



CITY OF GRAND PRAIRIE
LAKE PARKS PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
SPRING CREEK BARBEQUE, 4108 S. CARRIER PARKWAY
TUESDAY, NOVEMBER 2, 2021, 6:30 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. Approve Meeting Minutes

- August 26, 2021

2. Open Meetings Act

3. Projects and contracts

- **Complete or in progress:**
 - Walking Path/Playground - Update (Pond Area, 5434 Goliad Trail)
 - Benches – Update (Pond Area, 5434 Goliad Trail, Maverick, and Freestone)
 - Rock Covers - Update (Pond Area, 5434 Goliad Trail, Maverick, and Freestone)
 - Electrical Boring Update – Lake Ridge Parkway/Blanco Dr.
- **Holiday Décor**
 - W. Camp Wisdom Road/Sand River Dr.
 - W. Camp Wisdom Road/Hunt Dr.
 - W. Camp Wisdom Road/Bee Dr.
 - W. Camp Wisdom Road/Maverick Dr.
 - W. Camp Wisdom Road/Freestone Dr.
 - Lake Ridge Parkway/Blanco Dr.
 - Lake Ridge Parkway/Montgomery Dr.
 - Lake Ridge Parkway/Travis St.
 - Doryn Drive/River Lake Way

- Doryn Drive/Will Point Dr.
- Travis Street/Kenedy Ln.
- Pond area (5434 Goliad Trail, Maverick, and Freestone)

- **Landscape Maintenance**

- W. Camp Wisdom Road/Sand River Dr.
- W. Camp Wisdom Road/Hunt Dr.
- W. Camp Wisdom Road/Bee Dr.
- W. Camp Wisdom Road/Maverick Dr.
- W. Camp Wisdom Road/Freestone Dr.
- Lake Ridge Parkway/Blanco Dr.
- Lake Ridge Parkway/Montgomery Dr.
- Lake Ridge Parkway/Travis St.
- Doryn Drive/River Lake Way
- Doryn Drive/Will Point Dr.
- Travis Street/Kenedy Ln.
- Pond area (5434 Goliad Trail, Maverick, and Freestone)

4. Wall/Monument Maintenance

- W. Camp Wisdom Road
- Matthew Road
- Lake Ridge Parkway
- Doryn Drive
- Travis Street

5. Decorative Lighting Maintenance

- Blanco
- W. Camp Wisdom Road
- Matthew Road
- Lake Ridge Parkway
- Doryn Drive
- Travis Street
- Pond area (5434 Goliad Trail, Maverick, and Freestone)

6. Pond/Canal Maintenance

- 5434 Goliad Trail, Maverick, and Freestone

7. Budget to Actual Report and FY 2022 Budget

8. Next Meeting Date

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ADJOURNMENT

The meeting facility is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8091 or email LHarriss@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Lake Parks PID Board meeting agenda was prepared and posted October 27, 2021.



Lee Harriss, Special District Administrator



MEETING MINUTES

Board members present: David Baker, VanDella Menifee, Tommy Land, Jerry Mathews, Kellye Zackery, Rich Van, proxy for Jim Wills, Van Della Menifee

City Rep Present: Lee Harriss, Special District Administrator, Finance Dept.

VCM Reps present: Tonya Smith, PID Manager & Justin Felts, Director of Sightline

Open Session – Call to Order 6:30 pm

Old Business

- Walking Path/Playground Update
 - Justin Felts reported Johnson Const. will not repair bench and will not do any more drainage work around pond. Felts recommend that we pay the invoice and proceed in the future with any warranty work needed through the DG vendor. The Board voted to pay the final invoice to Johnson Construction.
 - Justin will get a cost to repair bench and get hat replaced.
 - Justin will get rock covers ordered now that path is complete.
 - Boring RFP sent to new vendor.

Projects & Contracts

- Lighting Issues
 - Lights at Montgomery are upside down and need to be fixed.
- Decorations
 - Board approved bid from Premier Oaks for 2021 Holiday Décor install for \$39,171.90.
- **Financial Review – Lee Harriss**
- **FY 2022 Budget was approved**
 - 2021 Holiday Décor budget was raised
 - Pond Budget raised to help with Green Algae
 - Raised to .11 assessment rate
- **Next Meeting Date**
 - November 2, 2021

- **Citizen's Forum**

- Benches around pond need to be lowered or ground made higher
- Drainage around canal
- Landscape contract on next agenda

Meeting adjourned at 7:56 PM

Budget/Actual Report for Fiscal 2021
321792
Lake Parks Public Improvement District
as of 9/30/21 Preliminary

	<u>10/1/2020 - 9/30/2021</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
		LPPID		
		321792		
Beginning Resource Balance	168,000	258,277.08		
Revenues				
Spec Assess Delinquent	42610	-	3,770.27	3,770.27
Special Assessment Income	42620	380,902	379,314.31	(1,587.69) 305.94
Interest On Pid Assessment	42630	-	1,836.71	1,836.71 52.86
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	12,179	12,178.92	(0.08) 1,014.91
Total Revenues	393,081	397,100.21	4,019.21	1,373.71
Expenditures				
Office Supplies	60020	1,000	290.64	709.36
Decorations	60132	28,000	28,428.00	(428.00)
Beautification	60490	85,000	92,691.69	(7,691.69) 31,181.35
Wall Maintenance	60776	5,000	4,660.98	339.02 2,500.00
Mowing Contractor	61225	112,204	112,203.14	0.86 21,474.80
Data Processing Services	61315	-	-	-
Legal Services	61360	-	-	-
Collection Services	61380	3,674	3,655.95	18.05
Miscellaneous Services	61485	1,400	166.70	1,233.30
Fees/Administration	61510	18,900	14,175.00	4,725.00
Postage And Delivery Charges	61520	50	50.25	(0.25)
Light Power Service	62030	16,000	12,122.93	3,877.07
Water/Wastewater Service	62035	41,000	41,126.52	(126.52) 6,509.27
Bldgs And Grounds Maintenance	63010	-	-	-
Lake/Pond Maintenance	63037	-	-	-
Pond Maintenance-Aquatic	63038	16,000	9,658.87	6,341.13 1,239.62
Pond Maintenance-Equipment	63039	10,000	7,030.00	2,970.00 3,689.00
Irrigation System Maintenance	63065	12,000	26,385.00	(14,385.00) 1,246.00
Playgrounds/Picnic Areas Maint	63135	4,500	2,415.00	2,085.00 1,995.00
Decorative Lighting Maintenanc	63146	10,000	29,500.23	(19,500.23) 16,853.00
Property Insurance Premium	64080	800	809.00	(9.00)
Liability Insurance Premium	64090	1,200	972.66	227.34
Fencing	68061	20,000	-	20,000.00
Pond Improvement	68206	-	-	-
Fountains	68207	-	-	-
Architect'L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Construction	68540	-	119,157.65	(119,157.65)
Irrigation Systems	68635	-	-	-
Lighting	68637	-	-	(16,853.00)
Construction Miscellaneous	68151	150,000	-	150,000.00
Total Expenditures	536,728	505,500.21	31,227.79	69,835.04
Ending Resource Balance	24,353	149,877.08		

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 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$377,955,148	\$ 0.11	\$ 415,751			
Description	Account	2022	2023	2024	2025	2026
Beginning Balance (Estimated)		\$ 133,000	\$ 157,608	\$ 183,524	\$ 210,646	\$ 238,868
P.I.D. Assessment	42620	\$ 415,751	\$ 419,908	\$ 424,107	\$ 428,348	\$ 432,632
City Contribution	49780	12,179	12,179	12,179	12,179	12,179
TOTAL INCOME		\$ 427,930	\$ 432,087	\$ 436,286	\$ 440,527	\$ 444,811
Amount Available		\$ 560,930	\$ 589,695	\$ 619,810	\$ 651,174	\$ 683,678

EXPENSES:						
Description		2022	2023	2024	2025	2026
Office Supplies	60020	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Decorations	60132	40,000	40,000	40,000	40,000	40,000
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	116,671	116,671	116,671	116,671	116,671
Collection Service (\$2.90/acct)	61380	3,700	3,700	3,700	3,700	3,700
Misc.	61485	1,400	1,400	1,400	1,400	1,400
Admin./Management	61510	18,900	18,900	18,900	18,900	18,900
Postage	61520	50	50	50	50	50
Electric Power	62030	16,000	16,800	17,640	18,522	19,448
Water Utility	62035	41,000	43,050	45,203	47,463	49,836
Pond/Canal Maintenance-Aquatic	63038	36,000	36,000	36,000	36,000	36,000
Pond/Canal Maintenance-Equip	63039	10,000	10,000	10,000	10,000	10,000
Irrigation System Maint.	63065	12,000	12,000	12,000	12,000	12,000
Playground/Picnic Area Maintenan	63135	4,500	4,500	4,500	4,500	4,500
Decorative Lighting Maintenance	63146	10,000	10,000	10,000	10,000	10,000
Property Insurance Premium	64080	900	900	900	900	900
Liability Insurance Premium	64090	1,200	1,200	1,200	1,200	1,200
Fencing	68061	-	-	-	-	-
Lighting	68637	-	-	-	-	-
Construction Miscellaneous	68151	-	-	-	-	-
Construction	68540	-	-	-	-	-
TOTAL EXPENSES		\$ 403,321	\$ 406,171	\$ 409,164	\$ 412,306	\$ 415,605
Ending Balance*		\$ 157,608	\$ 183,524	\$ 210,646	\$ 238,868	\$ 268,073

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$110		
\$150,000	\$165		
\$200,000	\$220	Avg. Property Value:	\$ 296,203
\$250,000	\$275	Avg. Property Assessment:	\$ 326
\$300,000	\$330	No. of Properties:	1,276
\$350,000	\$385		
\$400,000	\$440		
\$450,000	\$495		

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

