



**PARKVIEW PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING**
PUBLIC SAFETY BUILDING, 2ND FLOOR COMMUNITY ROOM, 1525
ARKANSAS LANE
TUESDAY, MARCH 05, 2024 AT 6:30 PM

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 August 22, 2023 Meeting
2. Consider Minutes of November 30, 2022 Meeting.
3. Consider proposal from Bob Owens Electric Co in the amount of \$8,107.92 to install an electric meter and two electrical outlets on posts at the end of the benches in the green space at the corner of Festival Park Lane and Meadow Lake Dr.
4. Discussion of Landscaping Maintenance, Irrigation Systems, Entry Monuments, Monument Lighting, and Fencing Located on Carrier Parkway, Roy Orr Boulevard, Meadow Lake Drive, Festival Park Lane, Olympic Park Lane, Glacier Park Lane, Bristo Park Lane, Central Park Lane, Hyde Park Lane, Denali Park Lane, Canterbury Park Drive, and Raynes Park Drive
5. Discussion of concerns of the perimeter wall on Roy Orr that may be damaged by a nearby tree.
6. Discussion of Budget to Actual Financial Report for February 23, 2024
7. Consider FY 2025 Budget and Assessment Rate
8. Selection of the 2024 annual meeting date.

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.

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted March 1, 2024.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner - President

TITLE: Consider Minutes of August 22, 2023 Meeting

ParkView PID
Advisory Board Meeting Minutes
August 22, 2023

Call to Order

- Meeting was called to order at 6:31 by President Dave Voss

Introductions

- PID Advisory Board Members present were Dave Voss and Eric Turner. Also present were Monica Moore, Lee Harris with the City of Grand Prairie and Special Guest, Deputy City Attorney Tiffany Bull. Absent was board member Yvette Lewis.

Citizens Forum

- No citizen wished to speak.

Agenda Items

- Presentation by Ms. Bull presented a refresher on the Texas Open Meetings Act
- Discussion of actual financial report for August 12, 2023. The wall insurance recovery of \$11016.35 is broken down \$7946 under wall maintenance and \$3070 irrigation system maintenance.
- FY 2024 Budget and Assessment Rate budget approval with assessment rate \$0.215 per \$100 appraised value
- Nomination and Election of Advisory Board Member. Dave Voss' term is expiring. Dave Voss nominated to board accepted.
- Election of Officers. Eric Turner will be president, Yvette Lewis vice president, Dave Voss secretary/treasurer.

Citizens Forum

- Monica Moore presented question on the landscaping cutting behind Festival Park, whether it was possible to have electricity added on the pid property at corner of Festival Park and Meadow Lake,

Meeting adjourned at 7:11



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024
REQUESTER: Greg Farkas
PRESENTER: Eric Turner President
TITLE: Consider Minutes of November 30, 2022 Meeting.

ANALYSIS:

ParkView PID
Advisory Board Meeting Minutes
November 30, 2022

Call to Order

- Meeting was called to order at 6:30 by President Yvette Lewis
- PID Advisory Board Members present were Yvette Lewis Monica Moore and Dave Voss. Also present, Lee Harris with the City of Grand Prairie.

Citizens Forum

- No citizen wished to speak.

Agenda Items

- Approved meeting minutes August 22, 2022
- discussion of landscape maintenance, tree trimming, wall maintenance, lighting and holiday decorations. Insufficient power for holiday lights at the entrances.
- Discussion of actual financial report for September 30, 2022.
- Nomination and Election of Advisory Board Member. Monica Moore Term is expiring. Nomination of Dave Mars and Eric Tuner for replacement. Eric Turner is appointed after vote.
- Election of Officers. Dave Voss will be president, Yvette Lewis vice president, Eric Turner secretary/treasurer.

Citizens Forum

- Monica Moore presented question on the landscaping cutting behind Festival Park, landscape maintenance at Meadow Lake and Carrier Parkway,

Meeting adjourned at 7:11



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024

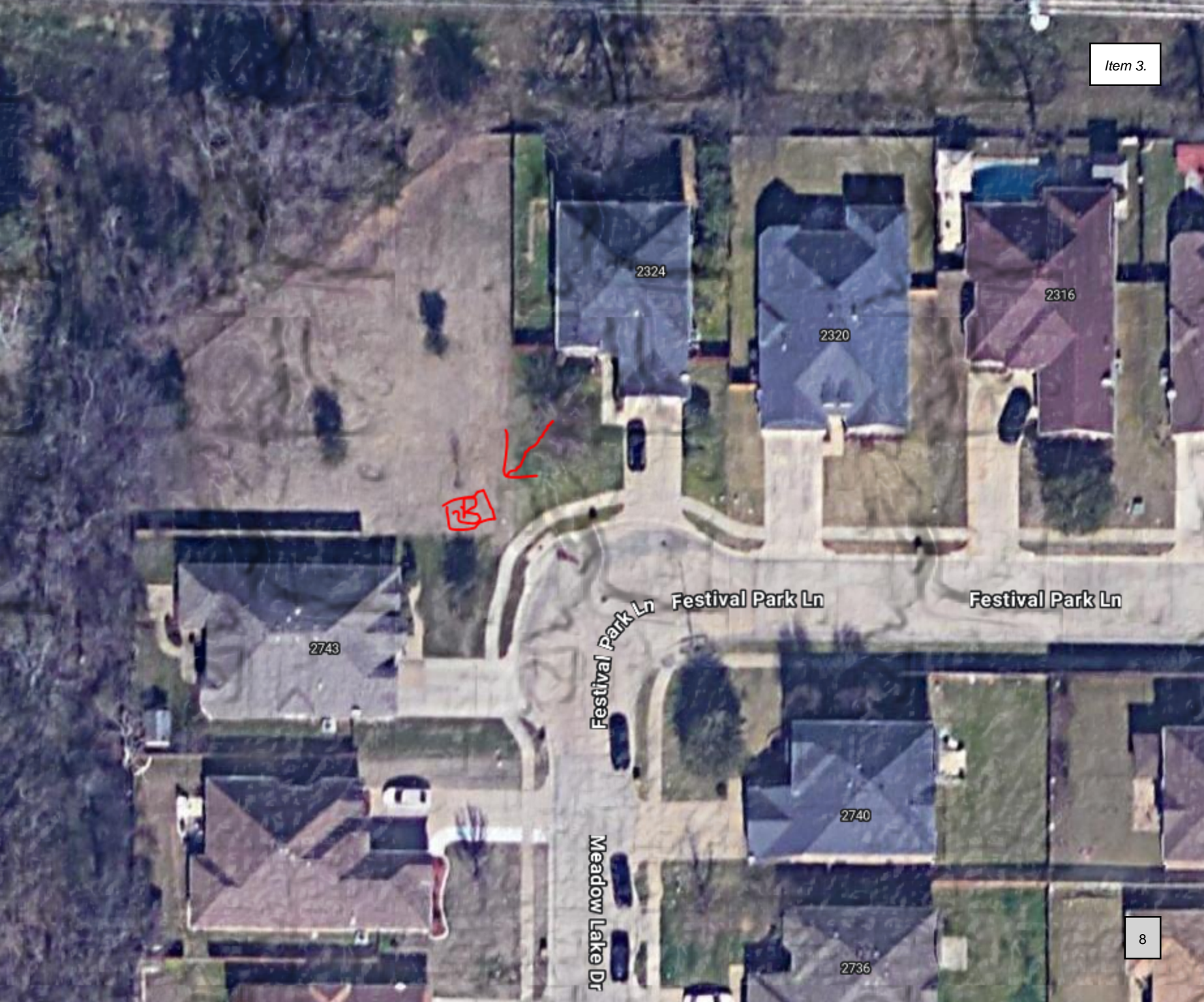
REQUESTER: Greg Farkas

PRESENTER: Eric Turner President

TITLE: Consider proposal from Bob Owens Electric Co in the amount of \$8,107.92 to install an electric meter and two electrical outlets on posts at the end of the benches in the green space at the corner of Festival Park Lane and Meadow Lake Dr.

ANALYSIS:

Trenching from the nearest Oncor transformer is included and sod will be replaced.



25

2324

2320

2316

2743

Festival Park Ln

Festival Park Ln

Festival Park Ln

Meadow Lake Dr

2740

2736



Bob Owens Electric Co.

Industrial • Commercial • Residential

2652 BRENNER DRIVE DALLAS, TEXAS 75220

PHONE (972) 243-0008 FAX (972) 243-0029

TECL - 3636

**Install new power for park
benches in Parkview.**

12-11-2023

Customer Name/Address

Melissa Eckelbarger

Principal Management

MEckelbarger@principal-mgmt.com

Job Name/ Location

Parkview

2743 Festival Park Lane

Grand Prairie, TX 75050

Provide necessary labor and material to complete the following:

- Install new conduit approx. 225ft to existing Oncor transformer.
- Install new meter pedestal.
- Install new underground conduit to garden posts.
- Install two receptacles on garden posts at the end of the benches.

Cost **\$8,107.92** + tax

Standard Exclusions

1. The pricing stated in this scope is valid for 30 days only.
2. Selecting and/or modifying individual items in this scope will result in additional charges.
3. Utility companies' charges and/or fees.
4. Patching and/or repairing sheetrock and painting.
5. Asbestos abatement or working in asbestos areas.
6. Any Electrical Code upgrades required, unless stated above.
7. Functionality and warranty of any and/or all existing electrical equipment.
8. Any additional staining or painting of existing or new concrete.
9. Replacement and removal of existing conduits by others.

Jordan Abercrombie



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024

REQUESTER: Greg Farkas

PRESENTER: Eric Turner, President

TITLE: Discussion of Landscaping Maintenance, Irrigation Systems, Entry Monuments, Monument Lighting, and Fencing Located on Carrier Parkway, Roy Orr Boulevard, Meadow Lake Drive, Festival Park Lane, Olympic Park Lane, Glacier Park Lane, Bristo Park Lane, Central Park Lane, Hyde Park Lane, Denali Park Lane, Canterbury Park Drive, and Raynes Park Drive



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024

REQUESTER: Greg Farkas

PRESENTER: Eric Turner President

TITLE: Discussion of concerns of the perimeter wall on Roy Orr that may be damaged by a nearby tree.

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner, President

TITLE: Discussion of Budget to Actual Financial Report for February 23, 2024

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 2/23/24 Preliminary

	10/1/2023 - 9/30/2024				Current Month
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
	PVPID				
	322292				
Beginning Resource Balance	162,000	175,715.88			
Revenues					
Spec Assess Delinquent	42610	-	435.61	435.61	0%
Special Assessment Income	42620	131,901	116,673.38	(15,227.62)	88%
Interest On Pid Assessment	42630	-	117.47	117.47	0%
Insurance Recovery Property	42770	-	-	1.00	0%
Devlpr Particip/Projects	46110	10,000	2,835.84	(7,164.16)	28%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	725	245.00	(480.00)	34%
Total Revenues	142,626	120,307.30	(22,317.70)	84%	399.00
Expenditures					
Office Supplies	60020	100	-	100.00	0%
Decorations	60132	1,500	-	1,500.00	0%
Beautification	60490	6,000	3,843.64	2,156.36	64%
Graffiti Cleanup	60775	-	-	-	0%
Wall Maintenance	60776	25,000	-	25,000.00	0%
Mowing Contractor	61225	39,006	8,784.50	30,221.50	23%
Legal Services	61360	-	-	-	0%
Collection Services	61380	662	662.30	(0.30)	100%
Miscellaneous Services	61485	225	-	225.00	0%
Fees/Administration	61510	7,572	2,524.00	5,048.00	33%
Postage And Delivery Charges	61520	120	-	120.00	0%
Light Power Service	62030	2,000	442.46	1,557.54	22%
Water/Wastewater Service	62035	25,000	5,850.54	19,149.46	23%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	5,000	912.79	4,087.21	18%
Decorative Lighting Maintenan	63146	1,500	-	1,500.00	0%
Property Insurance Premium	64080	550	607.00	(57.00)	110%
Liability Insurance Premium	64090	250	291.96	(41.96)	117%
Miscellaneous Improvement	68020	-	-	-	0%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
Landscaping	68250	-	-	-	0%
Signs	68390	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	114,485	23,919.19	90,565.81	21%	3,391.34
Ending Resource Balance	190,141	272,103.99			

Parkview Public Improvement District

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

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 2/23/24 Preliminary

	10/1/2023 - 9/30/2024					Current Month	
	Budget	Actual			Total		Difference
		Single Family Homes PVPSF	Townhomes PVPTH	PVPID			
Beginning Resource Balance	162,000				175,715.88	13,715.88	
Revenues							
Spec Assess Delinquent	42610	-		435.61	435.61	435.61	-
Special Assessment Income	42620	131,901		116,673.38	116,673.38	(15,227.62)	-
Interest On Pid Assessment	42630	-		117.47	117.47	117.47	-
Insurance Recovery Property	42770	-		-	-	-	-
Devlpr Particip/Projects	46110	10,000		2,835.84	2,835.84	(7,164.16)	399.00
Miscellaneous	46395	-		-	-	-	-
Interest Earnings	49410	-		-	-	-	-
Int Earnings - Tax Collections	49470	-		-	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-		-	-	-	-
Trsf In/Parks Venue (3170)	49780	725		245.00	245.00	(480.00)	-
Total Revenues	142,626			120,307.30	120,307.30	(22,318.70)	399.00
Expenditures							
Office Supplies	60020	100	-	-	-	(100.00)	-
Decorations	60132	1,500	-	-	-	(1,500.00)	-
Beautification	60490	6,000	-	3,843.64	3,843.64	(2,156.36)	-
Graffiti Cleanup	60775	-	-	-	-	-	-
Wall Maintenance	60776	25,000	-	-	-	(25,000.00)	-
Mowing Contractor	61225	39,006	1,002.00	7,782.50	-	(30,221.50)	1,287.25
Legal Services	61360	-	-	-	-	-	-
Collection Services	61380	662	-	-	662.30	662.30	0.30
Miscellaneous Services	61485	225	-	-	-	(225.00)	-
Fees/Administration	61510	7,572	604.00	1,920.00	-	(5,048.00)	1,893.00
Postage And Delivery Charges	61520	120	-	-	-	(120.00)	-
Light Power Service	62030	2,000	25.13	417.33	-	(1,557.54)	-
Water/Wastewater Service	62035	25,000	548.93	5,301.61	-	(19,149.46)	-
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-
Irrigation System Maintenance	63065	5,000	15.15	897.64	-	(4,087.21)	211.09
Roadway Markings/Signs Maint	63115	-	-	-	-	-	-
Decorative Lighting Maintenanc	63146	1,500	-	-	-	(1,500.00)	-
Property Insurance Premium	64080	550	104.00	503.00	-	607.00	57.00
Liability Insurance Premium	64090	250	76.39	215.57	-	291.96	41.96
Miscellaneous Improvement	68020	-	-	-	-	-	-
Fencing	68061	-	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-	-
Landscaping	68250	-	-	-	-	-	-
Signs	68390	-	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-	-
Total Expenditures	114,485	2,375.60	20,881.29	662.30	23,919.19	(90,565.81)	3,391.34
Ending Resource Balance	190,141				272,103.99	81,962.99	

Parkview Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024
REQUESTER: Lee Harriss
PRESENTER: Eric Turner- President
TITLE: Consider FY 2025 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2025 - 2029

DRAFT

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
 The FY 2024 rate was \$0.215 per \$100 of appraised value
 Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$67,484,281	\$ 0.215	\$ 145,091		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 204,000	\$ 245,331	\$ 297,453	\$ 361,629	\$ 439,262
P.I.D. Assessment	42620	\$ 145,091	\$ 159,600	\$ 175,560	\$ 193,116	\$ 212,428
Developer Participation/Projects	46110	10,000	10,000	10,000	10,000	10,000
City Contribution	49780	725	725	725	725	725
TOTAL INCOME		\$ 155,816	\$ 170,325	\$ 186,285	\$ 203,841	\$ 223,153
Amount Available		\$ 359,816	\$ 415,657	\$ 483,738	\$ 565,471	\$ 662,415

EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,500	1,500	1,500	1,500	1,500
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	39,006	40,956	43,004	45,154	47,412
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,572	7,951	8,348	8,766	9,204
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	25,000	26,250	27,563	28,941	30,388
Irrigation System Maint.	63065	5,000	5,000	5,000	5,000	5,000
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	550	578	606	637	669
Liability Insurance Premium	64090	250	263	276	289	304
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 114,485	\$ 118,204	\$ 122,109	\$ 126,209	\$ 130,514
Ending Balance*		\$ 245,331	\$ 297,453	\$ 361,629	\$ 439,262	\$ 531,901

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$215		
\$200,000	\$430		
\$300,000	\$645	Avg. Property Value:	\$ 299,930
\$400,000	\$860	Avg. Property Assessment:	\$ 645
\$500,000	\$1,075	No. of Properties:	225

*Future wall replacement



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/05/2024
REQUESTER: Greg Farkas
PRESENTER: Eric Turner President
TITLE: Selection of the 2024 annual meeting date.

ANALYSIS: