

PENINSULA PUBLIC IMPROVEMENT DISTRICT BOARD MEETING MIRA LAGOS HOA CLUBHOUSE, 3025 S CAMINO LAGOS, GRAND PRAIRIE, TEXAS TUESDAY, MAY 21, 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 the Meeting Minutes for 3.19.2024
- 2. Consider the Next Meeting Date
- 3. Discuss 5/15/24 Budget to Actual Financial Report
- 4. Discuss Updates for the Day Miar Road Construction Project by the City of Mansfield
- 5. Consider Proposal from Keeton Surveying Company to prepare drawings of metes and bounds for wall and maintenance easement along North Arlington Webb Britton Road in the amount of \$7,500
- 6. Consider Assuming Maintenance, from the Grand Prairie Owners' Association, of the Lakeside South Pond located on Hanger Lowe Road
- <u>7.</u> Landscape Service Status Update by Landcare for the following locations: Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, Grandway, and Ponds 1-9
- 8. Consider Proposal from Landcare for the Removal and Replacement of 27 dead Eastern Red Cedar trees on Secton road in the amount of \$44,917.50
- 9. Consider Proposal by Landcare to Add North Arlington Webb Britton Road to the Landscape Maintenance Contract for an Additional \$190 per Mow for the Remainder of the Contract Term for a Total of an Additional \$4,560 and an Estimated Annual Cost of \$6,840 for Each Annual Renewal Term
- <u>10.</u> Pond Maintenance Service Status Update for ponds 1-9 by Lake Management Services

- 11. Consider Proposal by American Underwater Services for Dredging of Pond 3C located on England Parkway at a Cost of \$1,982 per Box Removed with a \$2,500 Mobilization Fee for a Total Contract Amount not to Exceed \$71,870
- 12. Consider Proposal by Cardinal Strategies for Pond 8 North and East Headwall Repairs for the price of \$80,459.26

CITIZENS' FORUM

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ADJOURNMENT

This location 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, this meeting agenda was prepared and posted May 17, 2024.

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Lee Harris, CPA Special District Administrator, Finance Department



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er the Meeting Minutes for 3.19.2024
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Peninsula Public Improvement District

Service PID Advisory Board Meeting Meeting Minutes

Meeting Date:	March 19 th , 2024 @ 6:30 P.M.
Meeting Location:	Mira Lagos Clubhouse 3025 S. Camino Lagos Grand Prairie, TX
Board Members:	Ken Self- Board President Andrea Kinloch- Secretary/Treasurer Kevin Toth- Board Member Richard Brown- Board Member David Clark- Board Member

Others Present:

Lee Harriss – City of Grand Prairie Brent Toncray – First Service Residential/PID Manager

CALL TO ORDER: The meeting was called to order at 6:34 PM. Quorum of the board confirmed with Ken Self, Kevin Toth, David Clark, and Richard Alan Brown. Andrea Kinloch arrived at 6:38 P.M.

CITIZENS FORUM/CITIZEN COMMENTS: None

CONSIDER MEETING MINUTES FOR 03.19.2024: The meeting minutes were reviewed by the board. Kevin Toth made a motion to approve the meeting minutes, seconded by David Clark, and unanimously approved by the board.

CONSIDER NEXT MEETING DATE: President Ken Self set the next meeting date as May 21st, 2024, at 6:30 P.M. located at the Mira Lagos HOA Clubhouse.

DISCUSS 02.29.2024 BUDGET TO ACTUAL FINANCIAL REPORT: Lee Harriss reviewed with the board the PID fund balance sheet and actual/budget report.

CONSIDER SIGNING THE AGREEMENT TO PROVIDE CITY FUNDS, NOT TO EXCEED \$320,000, FOR REPAIRS AT PONDS 2 AND 8: The City of Grand Prairie has provided the Peninsula PID Board of Directors with a letter for them to consider signing, that memorializes the position of the City regarding repairs of Ponds 2 and 8, which were constructed within the Peninsula PID. The City is aware that repairs are currently needed to the two ponds because their condition represents a threat to community health, safety, and welfare. As such, the city will AGREE to provide the PID \$320,000 to help fund the repair of these two ponds. This dollar amount is the MAXIMUM that the City will provide to the Peninsula PID to address the current issues. In a private meeting between the PID Manager Brent Toncray and the Deputy City Manager for Grand Prairie, Cherly De Leon, it was reiterated that the funding of \$320,000 will be a REIMBURSEMENT after the fact, with Lee Harriss managing the accounting portion of this. Mrs. De Leon also stated that we are NOT required to go through Cardinal Strategies, who provided all the original quotes, to perform the repairs that are needed at both ponds. With this information, the PID can use Lake Management Services to perform the erosion repairs for both ponds at a cheaper price than Cardinal Strategies was able to provide. But two of the most important repairs at Pond 8 specifically, are to the North and East concrete drainage headwalls, which are currently breaking away from the pond bank and sinking into the pond. Cardinal Strategies will have to be the one to hire and perform this type

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Peninsula Public Improvement District

RESIDENTIAL PID Advisory Board Meeting Meeting Minutes

of repair. Kevin Toth made a motion to approve and was seconded by Andrea Kinloch. With all in favor except for Richard Alan Brown voted NO to approve due to the legal language in the letter provided by the City not lining up with his views. His belief is that the language in the letter is NOT binding and gives the City the opportunity in the future to not help the PID for future pond repairs. He believes that we would be tying the hands of all future PID boards if the letter is signed. The motion was carried in favor of approving the PID board signing the City Pond Letter.

DISCUSS UPDATES FOR DAY MIAR ROAD CONSTRUCTION PROJECT BY THE CITY OF MANSFIELD: The

Peninsula PID Manager Brent Toncray provided the board with an update for the Day Miar Road construction project. Currently, the project is ahead of schedule and is slated for completion by the end of the year. Due to the road relocation, concerns have mounted from the homeowners who live along the road that the current fence height is not appropriate enough. Discussions have been put in place with the City of Mansfield to raise the overall fence height to 8 feet. Potentially, we could raise the fence height to 10 ft. between England Parkway and Meseta, as this section poses the greatest height discrepancy with the road height and the current fence. Lee Harriss noted that a 10-foot fence is not allowed within the City of Grand Prairie but could potentially be achieved with an 8-foot fence on top of a retaining wall. Discussions will continue to take place with the City of Mansfield until final solutions are set in stone.

LANDSCAPE SERVICE STATUS UPDATE BY LANDCARE AT THE LOCATIONS OF GRAND PENINSULA, ENGLAND, SAVANNAH, SEETON, LAKESHORE, COASTAL, ARLINGTON WEBB-BRITTON, DAY MIAR, GRANDWAY, AND PONDS 1-9: John Schubert with Landcare was not able to be in attendance for the board meetings, but was able to provide an update for the property via an email read aloud by PID manager Brent Toncray. Mulching applications will begin during the week of March 25th, and as a reminder, trees on the property will not be mulched. New flower rotations for Spring will begin at the end of March and continue to the first week of April. The dead Red Cedar trees along Secton Road will be monitored until May to see if we have any more that die off and a proposal will be ready for the upcoming meeting. Landcare is identifying dead plant replacements for all landscaped beds as the enhancement warrant is still in place, so there will be NO charge to the PID. As we head into the growing season, the new mowing schedule will begin the first week of April and the irrigation systems will continue to be monitored for repairs. All the irrigation controllers will also be checked and scheduled for the growing season.

CONSIDER THE PROPOSAL BY LANDCARE FOR IRRIGATION INSTALLATION AT THE MEDIAN ON

COASTAL BLVD FOR THE PRICE OF \$69,460.08: A proposal is being submitted by Landcare to provide new irrigation to the median that was constructed by the City of Grand Prairie during the road widening of Coastal Blvd. When the City completed construction, irrigation was NOT installed. The proposal is for the price of \$69,460.08. Landcare has been mowing and maintaining the median to keep the weeds and current grass cut low, but irrigation will be needed to allow for proper growth going forward. Andrea Kinloch made a motion to approve, seconded by David Clark, and unanimously approved.

CONSIDER THE PROPOSAL BY LANDCARE FOR SOD INSTALLATION AT THE MEDIAN ON COASTAL BLVD FOR THE PRICE OF \$68,000: A proposal is being submitted by Landcare to provide new sod to the median that was constructed by the City of Grand Prairie during the road widening of Coastal Blvd. During the discussion and approval to install new irrigation at this median, it was decided by the board that we could wait on installing new sod this year. No vote taken place.

POND MAINTENANCE SERVICE STATUS UPDATE FOR PONDS 1-9 BY LAKE MANAGEMENT SERVICES:

Brett Burris with Lake Management Services was not able to be in attendance for the meeting but was able to provide an update for the PID manager Brent Toncray, to share to the board. Our cooler weather operations are winding down, and we are preparing for warmer weather of spring and summer soon. Through seasonal

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Peninsula Public Improvement District

IISTSERVICE RESIDENTIAL PID Advisory Board Meeting Meeting Minutes

temperature shifts, we do see some seal failures due to fatigue, but we are addressing these as quickly as possible to keep equipment up and running. Fountain 1 was removed for repairs last week and was reinstalled this week. Fountain 3 was removed yesterday, and the repair should be completed tomorrow so that it can be reinstalled next week. There was a short in a light fixture for the lights on Fountain 8, so these were removed and submitted to the manufacturer for assessment. We will send more information ASAP regarding their status.

CONSIDER THE PID SIGNAGE DESIGN FOR PONDS 1-9: The PID board reviewed new PID Pond sign designs that would be installed at all the current ponds. The current signs at several ponds are damaged and the verbiage needs to be improved. The new design is updated with proper city ordinances listed, emergency contact numbers, and additional rules for the public to follow. Richard Alan Brown made a motion to approve the new Pond Sign design, seconded by Andrea Kinloch, and unanimously approved.

SELECTION OF OFFICERS - PRESIDENT, VICE PRESIDENT, AND SECRETARY/TREASURER: The

Peninsula PID Board will vote amongst themselves to select new officer roles since we recently had a change with David Stewart being REPLACED by David Clark. Kevin Toth announced for his desire to take over the vacant Vice-President role, with no objections, and Mr. Toth also nominated Ken Self to retain his role as President, with no objections. Andrea Kinloch will remain the current Secretary/Treasurer. The board unanimously approved the selected officers, and the motion carries.

CITIZENS FORUM/CITIZEN COMMENTS: None

ADJOURNMENT: With no further business, the meeting was adjourned at 7:52 PM.



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e Next Meeting Date



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Discuss 5/15/24 Budget to Actual Financial Report

Income based on assessment rate of \$0.115 per \$100 of appraised value in FY 24

FY 24																	
Inflation rate/year:	10.0%	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actua
INCOME: Estimated Sales/Year: Estimated # of Homes*	Calendar Year	1/1/04 - -	1/1/04 - -	1/1/05 39 39	1/1/05 39 39	1/1/06 603 642	1/1/06 603 642	1/1/07 596 1,238	1/1/07 596 1,238	1/1/08 347 1,585		1/1/09 213 1,798		1/1/10 116 1,914		1/1/11 211 2,125	
Estimated Average Appraised Value/Home: Estimated Appraised Value (new		-	-	115,056	115,056	178,753	178,753	209,152	209,152	234,926		230,467		220,947		221,251	
construction) Total Estimated Appraised Value (no i	nfl)	-	-	4,487,180 4,487,180	4,487,180 4,487,180	107,788,300 112,275,480	107,788,300 112,275,480	124,654,592 239,414,272	124,654,592 239,414,272	81,519,322 340,449,422		49,089,387 421,447,376		25,629,852 440,008,812		46,684,060 469,576,992	
Total Estimated Values (w/infl)* Assessment Rate \$0.12/100 Average Assessment		- 0.0012 -	0.0012 -	4,487,180 0.0012 138	4,487,180 0.0012 138	114,759,680 0.0012 215	114,759,680 0.0012 215	258,930,100 0.0012 251	258,930,100 0.0012 251	372,357,989 0.0012 282		414,378,960 0.0012 277		422,892,932 0.0012 265		470,159,375 0.0012 266	
	Fiscal Year	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	201
		Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actu
BEGINNING BALANCE		-	-	-	55,424	13,359	37,517	34,158	29,911	9,085	9,085	12,484	29,835	44,685	81,880	59,977	61,79
	1007 //																
DESCRIPTION PID ASSESSMENTS-DELINQUENT PID ASSESSMENTS	ACCT # 42610 42620	-	-	- 5,385	- 5,177	- 137,712	- 131,647		2,307 302,319	2,100 446,597	5,999 423,174	- 497,255	11,816 486,701	- 507,472	8,217 501,692	- 564,191	2,29 559,52
INTEREST ON PID ASSESSMENT	42630	-	-	-	3,177 87	-	1,615	-	4,157	4,000	5,434	- 497,200	4,871	- 307,472	3,116		1,79
INSURANCE RECOVERY PROPERTY DEVELOPER PARTICIPATION (LV)	42770 46110	-	-	-	-	-	-	-	-	-	- 335	-	-	-	-	-	- 3,71:
MISCELLANEOUS	46395														36		0,1 1
TRSFR-IN RISK MGMT FUNDS (PROP) TRSF-IN PONDS 2 & 8	49686														36		
CITY CONTRIBUTION	49780	55,172	55,172	55,172	55,172	55,172	55,172	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830
INTEREST INTEREST-TAX COLLECTIONS	49410 49470	1,103	651	204	2,958	1,855	2,684	4,226	4,790 56	3,679 -	3,679 14	5,899 -	5,899 16	506 -	- 19	-	1'
TOTAL REVENUES EXPENSES		56,275	55,823	60,761	63,395	194,739	191,119	396,772	395,459	538,206	520,465	584,984	591,133	589,808	594,945	646,021	649,177
DESCRIPTION	ACCT #	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	201
SUPPLIES	60020	-	-	-	-	-	-	-	-	-	76	500	66	500	154	500	44
DECORATIONS BEAUTIFICATION	60132 60490	-	-	-	-	- 15,000	- 4,860	- 53,362	- 2,920	- 3,000	-	- 8,500	- 500	- 33,000	- 15,895	- 35,000	- 4,720
WALL MAINTENANCE PROFESSIONAL ENGINEERING SERV	60776 I 61041						·		ŕ			, ,	4,429	350	3,010	3,250	26,701
MOWING TREE SERVICES	61225 61226	55,175 -	-	55,429 -	80,336 -	111,283 -	118,956 -	247,614 -	227,885 -	289,288 -	289,217 -	328,227 -	314,198 -	328,227 -	328,227 -	328,227 -	328,227
COLLECTION SERVICE	61380	-	-	78	72	1,412	1,388	2,724	2,724	5,024	3,243	5,706	3,641	5,264	5,244	5,844	5,720
MISC. ACCOUNTING/AUDIT	61485	-	-	-	-	5,000	-	5,000 -	384 -	-	227 -	-	1,126	400 -	661	454 -	417
ADMIN./MANAGEMENT	61510	-	121	-	-	-	-	-	11,675	17,700	19,175	17,700	17,700	17,700	18,231	18,408	19,942
POSTAGE BANNERS	61520 61601	-	-	-	-	700	484 -	100 -	-	100	-	1,000		100 -		-	27
ELECTRIC POWER	62030	-	-	-	-	24,634	53,548	50,000	58,023	75,000	63,134	65,000	53,813	70,000	64,605	58,000	66,072
WATER UTILITY BLDGS AND GROUNDS MAINT.	62035 63010	-	-	-	-	27,500 5,000	- 395	27,500 8,000	39,371 -	75,000 -	64,484 350	70,000 -	51,979	75,000 -	97,850	100,000	105,947
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-		-		-	
POND MAINT-DREDGING POND MAINT-AQUATIC	63037 63038	-	-	-	640	7,000	7,274	8,000	41,799 -	35,000	28,331	- 35,000	39,250	- 35,000	26,372	- 35,000	22,744
POND MAINT-EQUIPMENT	63039											9,000	13,331	13,000	9,548	23,000	6,97
WATER WELL MAINTENANCE IRRIGATION SYSTEM MAINTENANCE	63045 63065		-	-		-	11,252	7,500	17,498	14,000	8,316	5,000	9,337	5,000 9,000	12,778	5,000 9,500	10,514
DECORATIVE ROADWAY SIGNS MAIN	63115						11,202	1,000	11,100	14,000	0,010	0,000		5,200	12,110	-	10,01-
PLAYGROUNDS/PICNIC AREA MAINT. DECORATIVE LIGHTING MAINT.	63135 63146										2,983		1,700 7,242	2,000 3,000	1,832	1,000 3,000	5,995
PROPERTY INSURANCE PREMIUM	64080	-	-	-	-	-	-	-	-		-	2,200	-	2,200	,	2,200	,
LIABILITY INSURANCE PREMIUM FENCING	64090 68061	1,100	278	254	254	567	567	1,130	1,096	1,179	1,179	1,300	1,776	1,800	1,418	1,500	1,613
CONSTRUCTION MISCELLANEOUS	68151																
POND IMPROVEMENT FOUNTAINS	68206 68207																57,250
STREET SIGNS	68210																
LANDSCAPING OTHER EQUIPMENT	68250 68360	-	-	-	-	-	-	-	- 12,911	-	-	-	-	-	- 13,211	-	-
CONSTRUCTION	68360 68540				-	-	-		12,911	-	-	-		-	13,211	-	
IRRIGATION SYSTEMS	68635 90009									<u>-</u>	-	-		16,000	16.000	16,000	16.00
WATER WELLS (TR TO WTER, 5005) TRANSFER TO GPOA	90009 65102	-	-	-	-	-	-	-	-	- 19,000	- 19,000	- 19,000	19,000	10,000	16,000	10,000	16,000
TOTAL EXPENSES		56,275	399	55,761	81,302	198,096	198,724	410,930	416,285	534,291	499,715	568,133	539,087	622,741	615,036	645,883	678,903
ENDING BALANCE		_	55,424	5,000	37,517	10,000	29,911	20,000	9,085	13,000	29,835	29,335	81,880	11,752	61,790	60,115	32 065
LINDING BALANGE		-	JJ,424	5,000	37,317	10,000	29,911	20,000	9,000	13,000	∠9,833	29,330	01,000	11,/32	01,/90	00,115	32,065

ENDING BALANCE

\$0.115 per \$100 of appraised value in FY 24												18%		13%	
Inflation rate/year:	10.0%	Budget	Actual	Budget		Budget		Budget		Budget		Budget		Budget	
INCOME: Estimated Sales/Year:	Calendar Year	1/1/12 160		1/1/13 191		1/1/14 197		1/1/15 238		1/1/16 319		1/1/17 369		1/1/18 135	
Estimated # of Homes* Estimated Average Appraised /alue/Home:		2,285 221,451		2,476 227,921		2,673 245,610		2,911 263,954		3,230 296,456		3,599 314,222		3,734 342,360	
Estimated Appraised Value (new onstruction)		35,432,121		43,532,998		48,385,138		62,820,972		94,569,434		115,947,795		46,218,579	
Total Estimated Appraised Value (no i Total Estimated Values (w/infl)* Assessment Rate \$0.12/100	infl)	505,591,496 506,014,979 0.0012		549,547,977 564,333,522 0.0012		612,718,660 656,515,097 0.0012		719,336,069 768,369,111 0.0012		862,938,545 957,552,572 0.0012		1,073,500,367 1,130,883,783 0.0012		1,177,102,362 1,278,371,669 0.0012	
Average Assessment		266		274		295		317		356		377		411	
	Fiscal Year	2013	2013	2014	2014	2015	2015		2016	2017	2017	2018	2018	2019	201
		Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual 9/30/17	Approved Budget	Actual 9/30/18	Approved Budget	Actua 9/30/1
BEGINNING BALANCE		20,331	32,065	51,738	80,840	64,531	88,351	206,731	214,479	462,925	471,062	517,188	603,695	71,097	178,934
INCOME DESCRIPTION PID ASSESSMENTS-DELINQUENT	ACCT # 42610	-	3,582		1,906		3,552		2,377		1,494		9,055		6,820
PID ASSESSMENTS-DELINGOENT	42620	- 607,218	603,559	677,200	672,839	- 787,818	781,761	- 922,043	929,208	1,149,063	1,140,854	- 1,357,061	9,055 1,365,805	- 1,534,046	1,527,83
INTEREST ON PID ASSESSMENT INSURANCE RECOVERY PROPERTY	42630 42770	-	2,265	-	1,414 -	-	2,448 -	-	1,886 -	-	3,102 -	-	6,121 -	-	4,97
DEVELOPER PARTICIPATION (LV)	46110	3,712	- 3,712	3,712	- 3,712	3,712	- 5,733	4,179	- 4,179	4,179	- 24,660	11,500	- 9,245	25,000	39,028
MISCELLANEOUS	46395						- 5,893		-		- 4,443		- 8,593		- 4,373
TRSFR-IN RISK MGMT FUNDS (PROP) TRSF-IN PONDS 2 & 8	49686						5,893		-		4,443		8,593		4,37
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830	81,830
INTEREST INTEREST-TAX COLLECTIONS	49410 49470	-	15	-	9	-	- 13	-	- 17	-	-	-	-	-	-
TOTAL REVENUES	10 11 0	692,760	694,962	762,742	761,710	873,360	881,230	1,008,052	1,019,497	1,235,072	1,256,382	1,450,391	1,480,648	1,640,876	1,664,861
DESCRIPTION	ACCT #	2013	2013	2014	2014	2015	2015		2016	2017	2017	2018	2018	2019	201
SUPPLIES	60020	500	401	500	24	500	184	500	-	500	-	500	-	500	-
DECORATIONS BEAUTIFICATION	60132 60490	- 25,000	- 2,725	- 80,000	- 32,961	- 100,000	- 21,333	- 150,000	- 35,138	- 250,000	27,812 154,557	30,000 250,000	41,334 137,530	42,000 100,000	96,187 23,534
WALL MAINTENANCE	60776	25,000	4,597	5,000	13,219	30,000	45,116	60,000	13,929	60,000	6,048	214,000	227,539	300,000	36,237
PROFESSIONAL ENGINEERING SERV										8,000	-	-	-	-	-
MOWING TREE SERVICES	61225 61226	380,000	387,702	380,000	340,202	340,758	343,399 -	398,158 -	361,510 -	475,000	454,849 -	612,581 -	637,415 -	662,249	603,233
COLLECTION SERVICE	61380	6,284	6,284	6,809	6,809	7,351	7,351	8,005	8,005	8,883	8,883	9,897	9,554	10,269	10,266
MISC.	61485	450	444	450	312	450	287	450	175	450	717	450	1,947	450	626
ACCOUNTING/AUDIT ADMIN./MANAGEMENT	61510	- 19,100	17,432	- 19,900	19,152	- 19,728	- 19,584	- 19,920	- 16,900	- 20,517	- 22,774	- 21,338	- 18,778	- 23,046	27,667
POSTAGE	61520	100	,	100	.0,.01	100	2	100	-	100	-	100	-	100	-
BANNERS	61601	-	62.000	-	00 570	-	-	-	-	-	-	-	42,458	8,000	20,040
ELECTRIC POWER WATER UTILITY	62030 62035	72,000 111,000	63,286 94,139	72,000 111,000	66,573 72,883	72,000 111,000	65,553 81,171	72,000 120,000	61,379 122,554	75,600 126,000	59,524 153,391	75,600 175,000	47,494 180,905	50,000 200,000	36,276 224,896
BLDGS AND GROUNDS MAINT.	63010	-	. ,	-	,	-	-	-	-	-	-	-	-	-	-
PAVEMENT LEVELING POND MAINT-DREDGING	63031 63037	-		-		-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	- 25,000	30,438	- 29,000	29,978	29,000	- 28,861	31,500	- 52,746	- 45,000	- 28,681	45,000	- 24,622	45,000	26,333
POND MAINT-EQUIPMENT	63039	12,000	5,657	12,000	24,106	25,000	12,405	25,000	18,780	25,000	6,039	25,000	12,625	25,000	27,790
WATER WELL MAINTENANCE	63045	-	40 700	-	05 007	5,000	-	5,000	-	5,000	-	5,000	-	5,000	-
IRRIGATION SYSTEM MAINTENANCE DECORATIVE ROADWAY SIGNS MAIN	63065 1 63115	10,000 -	10,799 233	12,000 250	25,067 1,153	35,000 2,000	19,136 954	35,000 50,000	28,731 -	35,000 50,000	26,016 63,606	35,000 5,000	89,884 143,858	50,000 15,000	104,320 82,693
PLAYGROUNDS/PICNIC AREA MAINT.	63135	2,000	200	2,000	1,100	2,000	2,994	3,500	90	3,500	3,729	3,500	-	3,500	-
DECORATIVE LIGHTING MAINT.	63146	3,000	4,399	4,500	4,530	4,500	519	4,500	4,696	9,000	24,823	17,000	24,239	17,000	32,92
PROPERTY INSURANCE PREMIUM	64080	2,200	4.040	-	4 504	4,400	2,228	4,400	2,102	2,500	2,434	2,500	2,723	2,800	2,900
LIABILITY INSURANCE PREMIUM FENCING	64090 68061	1,700	1,616	1,700	1,581	1,800	1,700	1,800 -	1,618	2,000	1,788	2,000	2,378	2,000 -	2,366
CONSTRUCTION MISCELLANEOUS	68151											-	14,889	-	-
POND IMPROVEMENT	68206						30,347	-	-	-	-	-	-	55,000	-
FOUNTAINS STREET SIGNS	68207 68210							-	-	-	- 62,079	-	-	-	-
LANDSCAPING	68210 68250	<u> </u>	-	-	37,800	-	44,700	-	18,560	-	62,079	-	-	-	-
OTHER EQUIPMENT	68360	-		-	01,000	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540											-	229,238		-
IRRIGATION SYSTEMS	68635	10.000	10.000	30,000	61,848	10.000	11,280	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005) TRANSFER TO GPOA	90009 65102	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000 -	16,000	16,000 -	16,000	16,000 -
TOTAL EXPENSES		691,334	646,150	783,209	754,199	806,587	755,103	1,005,833	762,914	1,218,050	1,123,749	1,545,466	1,905,408	1,632,914	1,374,290

471,062

208,950

479,947

603,695

422,112

178,934

79,060

C:\Users\Lharriss\Documents\PID Peninsula 3218\2024\24 05-24 PID Budget Peninsula FY24 Detail 5-15-24 -FY24 budget-actual

80,876

31,271

88,351

131,304 214,479

21,758

469,506

Item 3.

FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE I GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. PENINSULA

2024-2028 BUDGET

Income based on assessment rate of

\$0.115 per \$100 of appraised value in FY 24

\$0.115 per \$100 of appraised value in FY 24		10%		4%		10%		27%		15%			13%	-2%
Inflation rate/year:	10.0%	Budget			Budget	Budget								
INCOME:	Calendar Year	1/1/19		1/1/20		1/1/21		1/1/22		1/1/23			1/1/24	1/1/25
Estimated Sales/Year: Estimated # of Homes*		171 3,905		108 4,013		119 4,132		179 4,311		76 4,387			100 4,487	100 4,587
Estimated Average Appraised Value/Home:		360,334		365,224		390,005		473,644		559,153			615,068	676,575
Estimated Appraised Value (new														
construction) Total Estimated Appraised Value (no in	nfl)	61,617,194 1.339.988.863		39,444,164 1,446,550,252		46,410,589 1,512,053,443		84,782,304 1,696,282,745		42,495,604 2,084,375,572			61,506,795 2,514,509,603	67,657,474 2.833.618.037
Total Estimated Values (w/infl)*	,	1,407,106,088		1,465,642,854		1,611,500,441		2,041,879,968		2,453,002,808			2,765,960,563	3,110,214,094
Assessment Rate \$0.12/100 Average Assessment		0.0012 432		0.0012 438		0.0012 468		0.0012 568		0.00115 643			0.00115 709	0.0010 678
	Fiscal Year	2020	2020	2021	2021	2022	2022	2023	2023	2024	2024	2024	2025	2026
		Approved	Actual	Approved	Actual	Approved	Actual	Approved	Actual	Approved	Projected	Prelim	Approved	Approved
		Budget	9/30/20	Budget	9/30/21	Budget	9/30/22	Budget	9/30/23	Budget	9/30/24	5/15/24	Budget	Budget
BEGINNING BALANCE		536,515	469,506	742,574	668,292	921,150	965,030	210,421	253,298	121,480	836,430	836,430	82,231	85,730
INCOME DESCRIPTION	ACCT #													
PID ASSESSMENTS-DELINQUENT	42610	-	4,864	-	2,820	-	6,690	-	5,136	-	(2,494)	(2,494)	-	-
PID ASSESSMENTS	42620	1,688,527	1,681,806	1,758,771 -	1,750,886	1,933,801	1,924,631	2,450,256	2,439,796	2,820,953 -	2,792,744	2,780,354	3,180,855 -	3,110,214
INTEREST ON PID ASSESSMENT INSURANCE RECOVERY PROPERTY	42630 42770	-	6,120	-	6,276 -	-	6,862 -	-	8,360 -	-	5,706 5,873	5,706 5,873	-	-
DEVELOPER PARTICIPATION (LV)	46110	25,000	4,906	5,000	5,127	5,200	5,373	5,600	5,620	5,900	5,918	-	6,195	6,505
MISCELLANEOUS TRSFR-IN RISK MGMT FUNDS (PROP)	46395 49686		10,332 1,521		-		- 16,468		- 9,557		- 6,345	- 6,345		
TRSF-IN PONDS 2 & 8	43000		1,021				10,400		5,557		320,000	0,040		
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	81,830	112,521	112,521	112,521	112,521	65,636	112,521	112,521
INTEREST INTEREST-TAX COLLECTIONS	49410 49470		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	10110	1,795,357	1,791,378	1,845,601	1,846,939	2,020,831	2,041,855	2,568,377	2,580,990	2,939,374	3,246,612	2,861,420	3,299,571	3,229,240
EXPENSES DESCRIPTION	ACCT #	2020	2020	2021	2021	2022	2022	2023	2023	2024	2024	2024	2025	2026
SUPPLIES	60020	500	-	500	-	500	-	500	1	500	500	-	500	500
DECORATIONS	60132	70,000	23,630	70,000	103,563	105,000	52,250	87,441	88,300	89,005	84,731	84,731	93,455	98,128
BEAUTIFICATION	60490	25,000	65,369	50,000	8,131	500,000	722,543	50,000	156,028	200,000	425,434	425,434	300,000	100,000
WALL MAINTENANCE PROFESSIONAL ENGINEERING SERVI	60776 I 61041	160,000 -	188,448 70,141	160,000 -	53,667 40,694	160,000 -	297,356 -	200,000	210,480 -	213,000	213,000	111,882 -	213,000	213,000
MOWING	61225	615,000	615,584	715,000	615,000	615,000	634,872	654,250	650,884	685,250	714,790	320,970	719,513	755,488
TREE SERVICES	61226	-	-	-	104,000	100,000	-	-	5,005	188,500	188,500	188,500	-	-
COLLECTION SERVICE MISC.	61380 61485	10,739 600	11,483 253	11,807 600	11,722 812	12,152 600	12,772 2,645	13,314 1,000	13,290 227	13,538 1,000	13,470 1,000	13,470 -	13,848 1,000	14,158 1,000
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT POSTAGE	61510 61520	26,000 100	30,819 -	26,000 100	25,672 -	26,000 100	25,920 -	28,600 100	27,864 -	30,030 100	30,030 100	16,632 -	31,532 100	33,108 100
BANNERS	61601	15,000	7,870	15,000	10,240	15,000	4,665	-	-	-	-	-	-	-
ELECTRIC POWER	62030	40,000	41,519	42,000	40,352	44,100	42,690	46,300	44,738	55,000	55,000	25,543	57,800	60,700
WATER UTILITY BLDGS AND GROUNDS MAINT.	62035 63010	210,000 -	272,260	240,000 -	240,591 -	252,000 -	309,787 -	301,000 -	315,636 1,664	300,000 2,000	300,000 2,000	127,631 1,083	315,000 2,000	331,000 2,000
PAVEMENT LEVELING	63031		-	-	-	-	- 18,445	20,000	-	2,000	2,000	20,792	2,000	23,200
POND MAINT-DREDGING	63037	-	-	-	-	255,000	149,182	257,250	125,384	75,000	75,000	-	200,000	-
POND MAINT-AQUATIC POND MAINT-EQUIPMENT	63038 63039	54,000 25,000	86,238 40,452	85,000 50,000	106,632 47,436	85,000 50,000	102,195 44,228	98,500 140,000	119,092 13,345	123,200 45,000	123,200 45,000	52,859 1,864	129,400 47,300	135,900 49,700
WATER WELL MAINTENANCE	63045	25,000	40,452	5,000	47,436 7,698	7,700	44,228	8,085	13,345	45,000 8,500	45,000 8,500	1,804 -	47,300 8,925	49,700 9,371
IRRIGATION SYSTEM MAINTENANCE	63065	50,000	75,235	70,000	87,863	80,000	105,459	110,000	111,513	210,000	115,000	78,088	220,500	231,525
DECORATIVE ROADWAY SIGNS MAIN PLAYGROUNDS/PICNIC AREA MAINT.		34,000	1,953	15,000	-	3,000	3,907	3,000	3,180	3,500	9,566	9,566	3,500	3,500
DECORATIVE LIGHTING MAINT.	63135 63146	3,500 25,000	5,040 34,052	3,500 25,000	7,323 14,587	6,000 25,000	425 14,053	3,000 25,000	6,230 24,061	6,500 30,000	6,500 30,000	425 7,253	6,500 31,500	6,500 33,075
PROPERTY INSURANCE PREMIUM	64080	3,500	3,174	3,500	3,855	4,500	4,672	4,800	5,395	6,000	7,807	7,807	6,300	6,615
LIABILITY INSURANCE PREMIUM	64090	2,600	3,073	3,500	4,363	5,000	5,097	5,200	5,356	6,000	7,596	7,596	6,300	6,615
FENCING CONSTRUCTION MISCELLANEOUS	68061 68151		-		-	-	-	-	-	-	124,135 -	37,100 -	-	-
POND IMPROVEMENT	68206	305,000	-	800,000	-	400,000	139,983	600,000	-	600,000	600,000	-	800,000	900,000
FOUNTAINS	68207		-		-		44,440	-	54,183	50,000	50,000	20,842	50,000	50,000
STREET SIGNS LANDSCAPING	68210 68250	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540		-		-		-	-	-	-	-	-	-	-
IRRIGATION SYSTEMS WATER WELLS (TR TO WTER, 5005)	68635 90009	- 16,000	- 16,000	- 16,000	- 16,000	- 16,000	- 16,000	- 16,000	- 16,000	- 16,000	229,723 16,000	160,263 16,000	- 16,000	- 16,000
TRANSFER TO GPOA	65102	10,000	-	10,000	-	10,000	-	10,000	-	10,000	10,000	-	10,000	10,000
TOTAL EXPENSES		1,696,539	1,592,592	2,407,507	1,550,201	2,767,652	2 752 507	2,673,340	1,997,857	2,978,623	3,497,583	1,736,332	3,296,072	3,081,183
							2,753,587							
ENDING BALANCE		635,334	668,292	180,668	965,030	174,328	253,298	105,458	836,430	82,231	585,460	1,961,518	85,730	233,787

805

920 920

1,035 1,150

-270	12%	2170	
ludget	Budget	Budget	Water Rates FY 2024
			Gov't \$4.77/1,000 gal
1/1/25	1/1/26	1/1/27	Comm \$5.66/1,000 gal
100 4,587	100 4,687	100 4,787	The PID saves about \$1,900 for
			every \$10,000 of expense.
76,575	744,232	818,655	
57,474	74,423,222	81,865,544	Water Rates FY 2023
18,037	3,184,637,315	3,577,524,269	Gov't \$4.56/1,000 gal
14,094	3,495,658,725	3,935,276,696	Comm \$5.42/1,000 gal
0.0010 678	0.0010 746	0.0010 822	The PID saves about \$1,900 for
0/0	140	022	every \$10,000 of expense.
2026	2027	2028	
proved	Approved	Approved	Avg. Annual Assess.
Budget	Budget	Budget	by Home Value (11.5¢): Value Assessment
85,730	233,787	480,182	100,000 11
,		,	200,000 23
			300,000 34
			400,000 46
-	-	-	500,000 57
10,214	3,495,659	3,935,277	600,000 69
-	-	-	700,000 80
-	-	-	800,000 92
6,505	6,830	7,171	800,000 92
			900,000 1,03
			1,000,000 1,15
12,521	112,521	112,521	
-	-	-	
-	-	-	
29,240	3,615,010	4,054,969	
2026	2027	2028	
500	500	500	
98,128	103,034	108,186	
00,000	100,000	100,000	
13,000	213,000	213,000	
-	-	932,026	
55,488	793,263 197,925	832,926	
14,158	14,468	14,778	
1,000	1,000	1,000	
-	-	-	
33,108	34,763	36,502	
100	100	100	
-	-	-	
60,700	63,700	66,900	
31,000	348,000	365,000	
2,000	2,000	2,000	
23,200	24,400	25,600	
35,900	142,700	149,800	
49,700	52,200	54,800	
9,371	9,840	10,332	
31,525	243,101	255,256	
3,500	3,500	3,500	
6,500	6,500	6,500	
33,075	34,729	36,465	
6,615	6,946	7,293	
6,615	6,946 -	7,293	
-	-		
00,000	900,000	1,200,000	
50,000	50,000	50,000	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
- 16,000	- 16,000	- 16,000	
10,000	10,000	10,000	
81,183	3,368,614	3,563,731	
33,787	480,182	971,421	
,,		011,721	l i i i i i i i i i i i i i i i i i i i

12%

27%



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Discuss Updates for the Day Miar Road Construction Project by the City of Mansfield



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Consider Proposal from Keeton Surveying Company to prepare drawings of metes and bounds for wall and maintenance easement along North Arlington Webb Britton Road in the amount of \$7,500

EXHIBIT A KEETON SURVEYING COMPANY

Registered Professional Land Surveying 2037 Dalworth Street Grand Prairie, Texas 75050 Ph# 972-641-0843 TBPLS Firm No. 10090500 Email Address: ksc4019@sbcglobal.net

Proposal for Professional Surveying Services

April 30, 2024 In order to make clear my understanding of your requirements and our agreements, they are set forth in the following writing:

TO: BRENT TONCRAY PID Manager

Peninsula Public Improvement District

3025 South Camino Lagos | Grand Prairie, TX 75054 Direct 817.374.7544 brent.toncray2@fsresidential.com https://www.gptx.org/Government/Boards-and-Commissions/Public-Improvement-Districts/Peninsula-PID

FACTS: The particular Tract we discussed is: N. Arlington Webb Britton Rd. 20 lots on the west and east side of N. Arlington Webb Britton Rd. north of N. Grand Peninsula Drive Lot 1, Block 3, Kirby Creek Village Section III, City of Grand Prairie, Tarrant County, Texas.

PURPOSE and PRICE:

Prepare two page easement exhibit with drawing and metes and bounds for Wall and Maintenance Easement along N. Arlington Webb Britton Rd.

PROPOSAL:

Office Total = 375.00 ach @ 20lots = 7,500 (plus tax 8.25% if applicable)

FEE /PAYMENT SCHEDULE: Based on the above specifications the fee schedule for these services is: Please sign and return for work to begin. Payment due upon completion.

Client's Signature			Printed Name	
Address		City	State	Zip
Date	Phone number			



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Consider Assuming Maintenance, from the Grand Prairie Owners' Association, of the Lakeside South Pond located on Hanger Lowe Road

Brent Toncray2

From: Sent: To: Subject: Schubert, John <john.schubert@landcare.com> Monday, May 13, 2024 7:37 AM Brent Toncray2 Maintenance pricing

Brent here is the maintenance pricing you requested.

Lakeside South 36 occurrences – 4320.00 Chemical apps – 300.00

I will put this in a contract addendum to present to the Board. Thanks

LandCare

John Schubert, Regional Account Manager

Dallas/Fort Worth 247 Gilbert Cir, Bldg B, Grand Prairie, TX 75050

P 817.403.2305 john.schubert@landcare.com

LandCare.com

Brent Toncray2

From: Sent: To: Subject: Brett Burris <brett@Imslp.com> Monday, May 13, 2024 3:14 PM Brent Toncray2 Re: New pond maintenance

Brent,

The add would be \$600 per month to add weekly service for this pond area. Chemical should be minimal since it is a new pond; as it ages the total chemical consumption may be about \$3000 per year.

I do not see anything major on this pond, other than cleanup, that needs to happen. The slopes are fine, but with age, like any other pond in the area, erosion will eventually be an issue.



From: Brent Toncray2 <Brent.Toncray2@fsresidential.com>
Sent: Friday, April 19, 2024 2:00 PM
To: Brett Burris <brett@lmslp.com>
Subject: Re: New pond maintenance

Also, I would think, like all our other ponds, it would need a fountain or aeration. Could you factor that into your assessment?

Thank you

Get Outlook for Android

From: Brett Burris <brett@lmslp.com>
Sent: Friday, April 19, 2024 1:59:40 PM
To: Brent Toncray2 <Brent.Toncray2@fsresidential.com>
Subject: Re: New pond maintenance

Absolutely Brent, I'll check on this and get something prepared for you





LAKE MANAGEMENT SERVICES, LP 1600 Hwy 6 S. Suite 245 Sugar Land, TX 77478

Shoreline Erosion Issues... Ask us how we can help!



From: Brent Toncray2 <Brent.Toncray2@fsresidential.com> Sent: Friday, April 19, 2024 1:21 PM To: Brett Burris <brett@lmslp.com> Subject: New pond maintenance

Afternoon sir,

There is a new subdivision in the PID that is requesting a takeover for maintenance on a new pond. The property is called Lakeside South, located on Hanger Lowe Road and Eastlake Drive.

For the upcoming PID meeting next month, I will need an inspection done to determine the cost to add it to the current PID maintenance contract. But first, any issues discovered I need to know about and the process to resolve, because that would fall on the HOA to remedy before the PID would agree to a takeover.

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MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Landscape Service Status Update by Landcare for the following locations: Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, Grandway, and Ponds 1-9



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Consider Proposal from Landcare for the Removal and Replacement of 27 dead Eastern Red Cedar trees on Secton road in the amount of \$44,917.50

21

dscape Enhancement Proposa

Item 8.

PID 8 (Peninsula PID) 9800 Hillwood Parkway Lharriss@GPTX.ORG Fort Worth, TX 76177 (0)817-953-2733 (C) brent.toncray2@fsresidental.com

John Schubert john.schubert@landcare.com CO # 3509117

May 10, 2024

Authorization for Extra Work - Seeton cedar removal and replacement

Remove 27 eastern red cedars that have died due to drought conditions over the last several years. The cedars will be removed and stumps ground out. 27 new ball and burlaped cedars 12' tall will be planted. Due to location these trees should not need to be staked.

Qty	UOM	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
85.00	Each	Enhancement Labor	\$75.00	\$6,375.00
1.00	Dollars	Subcontractor arborist services	\$19,305.00	\$19,305.00
27.00	ea	Juniperus Virginiana Burkii Eastern Red Cedar 12 ft. Height Ball and Burlap	\$712.50	\$19,237.50
			SubTotal	\$44,917.50
			Tax	\$0.00
			Total	\$44,917.50

Warranty:

All new woody plant material will carry a one year material and labor warranty. This warranty will be honored only if the plant material is watered, fertilized and maintained to defined standards. This warranty is limited to a one time replacement. This warranty is subject to payment of the original invoice being made within the terms of the sale and account being current. Notwithstanding anything to the contrary contained herein, Landcare shall not be liable and the warranty shall be void for or from acts or events beyond its reasonable control including, without limitation, acts of God, natural catastrophes, or unforeseen weather events.

Pricing:

Except as noted in the Proposal, all prices are valid for thirty (30) days after the date of this Proposal; provided, however, that all prices are subject to change due to seasonal growth rates, fluctuating material and/or labor prices or other unforeseen factors.

Payment Terms:

Payment terms are Due Upon Receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice date. This represents an annual rate of 18%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorney's fees and court costs.

Ву		Ву	
	John Schubert		
Date	5/10/2024	Date	
	LandCare		PID 8 (Peninsula PID)

LandCare



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Consider Proposal by Landcare to Add North Arlington Webb Britton Road to the Landscape Maintenance Contract for an Additional \$190 per Mow for the Remainder of the Contract Term for a Total of an Additional \$4,560 and an Estimated Annual Cost of \$6,840 for Each Annual Renewal Term

Brent Toncray2

From: Sent: To: Subject: Schubert, John <john.schubert@landcare.com> Monday, May 13, 2024 7:37 AM Brent Toncray2 Maintenance pricing

Brent here is the maintenance pricing you requested.

Rd north of Arlington Webb 36 occurrences – 6840.00 No chemical apps

I will put this in a contract addendum to present to the Board. Thanks

LandCare

John Schubert, Regional Account Manager

Dallas/Fort Worth 247 Gilbert Cir, Bldg B, Grand Prairie, TX 75050

P 817.403.2305 john.schubert@landcare.com

LandCare.com



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Pond Maintenance Service Status Update for ponds 1-9 by Lake Management Services



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
TITLE:	Consider Proposal by American Underwater Services for Dredging of Pond 3C located on England Parkway at a Cost of \$1,982 per Box Removed with a \$2,500 Mobilization Fee for a Total Contract Amount not to Exceed \$71,870



P.O. Box 126216 Fort Worth, Texas 76126

AMERICAN UNDERWATER SERVICES, INC.

Phone (817) 377-8512 Fax (817) 367-6383

May 10, 2024

Peninsula PID Brent Toncray 3025 S. Camino Lagos Grand Prairie, TX 75054 817-374-7544 brent.toncray2@fsresidential.com

RE: Proposal No. 8990B

Maintenance dredging in Pond 3c.

Executive Summary

American Underwater Services, Inc. is pleased to present our proposal for the above referenced project.

Job Scope

Size and/or description of the area/areas to be dredged: The customer will tell us how many boxes they would like to remove. We charge per box that we remove. We will remove boxes in pond 3C. We will focus the dredging on the area that becomes an island during drought conditions.

Type of dredging equipment needed:	Diver assisted hydraulic dredging
Type of disposal method:	Discharge into dewatering roll-off boxes
Approximate time of completion in working days:	: <u>3 to 6 boxes per day</u>
Estimated length of pipe needed:	400' or less pipe and hoses
Dive crew or dredging crew needed:	This will be a 3 man crew
Other conditions that need to be noted:	This proposal is based on the number of roll-off boxes we remove. The boxes and goose neck trailer will need to be placed on the street by the pond. We will have a preconstruction meeting before the project starts to locate the area for the equipment. Material will be pumped into the boxes and the filtered water will be returned to the pond. The boxes will be hauled away and disposed of the day they are filled or by the first of the next day. Because of weight restrictions, the boxes will not be filled to the top. At least 3-4 boxes will need to be on the job sight at a time. The proposal includes trucking and disposal.

Insurance and Safe Practice Procedures

We have General Liability that covers commercial diving operations, marine operations and dredging projects. Our Workers Compensation coverage's includes, Jones Act coverage's, US Longshore & Harbor workers coverage's and others that allow us to work within, potable water facilities, contaminated facilities, offshore, navigable waterways, lakes, rivers and streams.

We have a current safe practices manual as well as a (JHA) Job Hazard Analysis work sheet that will be job specific.

Terms and Conditions

- •It is understood that all sharing property owners have been contacted/informed and are aware of the job and conditions concerning this proposal and A.U.S. assumes that you have done such.
- •We will not be responsible for any collecting/gathering, removing of wildlife or any loss of wildlife, fish, turtles, ducks, etc.
- •This proposal is for dredging sediment/mud only unless otherwise specified. If the crews encounter debris such as logs, trees, large rocks and trash, the crews will leave it up on the shoreline for others to handle/dispose of. (Note: If there is a desire to have these items removed, it will be billed as a change order for an additional cost,)
- •Hydro mulching, sodding, or other landscape, sprinkler repair is not included unless otherwise noted.
- •A.U.S. will not be responsible for any permits or fees if they are required.
- •Owner warrants that the silt/material to be excavated to be free of pollutants and shall hold A.U.S. harmless, and indemnify A.U.S. from any claims resulting from pollutants from the silt.
- •A.U.S. will exercise caution in moving equipment in, out and around the work area; however, no replacement of concrete, pads, walkways, or other structures or improvements is included unless otherwise specified in writing.
- •Existing lines, pipes, or other underground structures or improvements shall be located and marked by others.
- •A.U.S. shall provide a certificate of Worker's Compensation, Commercial General Liability and Commercial/Comprehensive automobile liability insurance as needed.
- •Inclement weather (heavy rain, lightning, snow, etc.) affect trucking logistics, jobsite conditions and other similar conditions that could ultimately change the job scope.
- •Any additional work and/or findings that are requested by the client representative that fall outside of this job scope will be subject to a change order. A change order will need to be signed by the client representative and authorized by AUS's corporate office before the actual change order work is executed.

Fee Schedule/Terms

A.U.S. will perform the dredging services described and conditioned for a fee of: Please see below

All-inclusive Dredging Crew/Equipment per roll-off box:	<u>\$1,982.00</u>
Mobilization Fee:	<u>\$2,500.00</u>
Total cost to remove 35 boxes from pond 3C:	<u>\$71,870.00</u>

The mobilization fee will be paid before AUS starts the job.

- This proposal does not include sales tax or other state taxes if applicable.
- Payment terms are mentioned above---1.5% monthly finance charges due on all balances over 30 days.
- We will invoice weekly.
- Payment due upon receipt of invoice.
- This proposal is valid for 60 days. The project will need to be re-evaluated after expiration date.

If you have any questions please do not hesitate to contact me.

Sincerely,

Marty Pearce Sales Manager AMERICAN UNDERWATER SERVICES, INC. www.americanunderwaterservices.com



MEETING DATE:	05/21/2024
REQUESTER:	Brent Toncray
PRESENTER:	Ken Self, PID Board President
	Consider Proposal by Cardinal Strategies for Pond 8 North and East Headwall Repairs for the price of \$80,459.26



Scope of Work

Cardinal Strategies Construction Services, LLC ("Cardinal") proposes to provide all the labor, equipment, and material required to implement the headwall drainage and erosion repairs. 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

East Head Wall (6955 Catamaran)

Seeping water along the outside of the RCP has created destabilized soil around the pipe, leading to soil loss during large storm events. To resolve this issue, the existing headwall will be removed from the pond. The existing pipe will be cut back, and a new headwall will be cast in place at a predetermined location. The remaining RCP will have a spur drain installed under the pipe, intercepting the seeping water, and directing it to the toe of the bank. The scours on either side of the new headwall will then be filled with soil that is watered and compacted into place to ensure proper soil cohesion. The soil will be wrapped in geo-grid to give it extra support while vegetation roots into it. When all soil is in place, Bermuda sod will be installed over the geo-grid, wetted down, and rolled in place.

The total cost of the East Headwall Repairs as outlined above will be \$42,885.15

North Head Wall (2719 Portside)

Seeping water along the outside of the RCP has created destabilized soil around the pipe, leading to soil loss during large storm events. The existing RCP will have a spur drain installed under the pipe, intercepting the seeping water, and directing it to the toe of the bank. The scours on either side of the new headwall will then be filled with soil that is watered and compacted into place to ensure proper soil cohesion. The soil will be wrapped in geo-grid to give it extra support while vegetation roots into it. When all soil is in place, Bermuda sod will be installed over the geo-grid, wetted down, and rolled in place.

The total cost of the North Headwall Repairs as outlined above will be \$37,574.11

Note: All newly vegetated areas are to be watered daily for the first five 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:

ltem	Description of Services & Deliverables	Completion Time (estimated)
1.	East Headwall Repair	5-7 Days
2.	North Headwall Repair	5-7 Days
3.		

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 the 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 the 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:

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

_____, 2024 (the "SOW Date").

Grand Peninsula PID	Cardinal Strategies Construction Services LLC	
Ву:	By:	
Name:	Name:	Kim Anderson
Title:	Title:	President

2770 Capital Street, Wylie, TX 75098 | 469-547-1281 | www.cardinalstrategies.com