



**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
7. 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 Seeton 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
10. 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

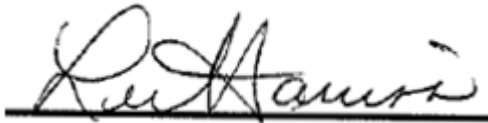
Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

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.

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: 05/21/2024
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider the Meeting Minutes for 3.19.2024

ANALYSIS:



Peninsula Public Improvement District
PID Advisory Board Meeting Meeting Minutes

Meeting Date: March 19th, 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

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 Seeton 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

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.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/21/2024
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider the Next Meeting Date

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:

FIVE YEAR FUNDING REQUIREMENTS PLAN FOR THE DISTRICT
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
PENINSULA
2024-2028 BUDGET

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

Item 3.

Inflation rate/year: 10.0%

Calendar Year	Budget		Actual		Budget		Actual		Budget		Actual		Budget		Actual	
	1/1/04	1/1/04	1/1/05	1/1/05	1/1/06	1/1/06	1/1/07	1/1/07	1/1/08	1/1/08	1/1/09	1/1/09	1/1/10	1/1/10	1/1/11	1/1/11
Estimated Sales/Year:	-	-	39	39	603	603	596	596	347	347	213	213	116	116	211	211
Estimated # of Homes*	-	-	39	39	642	642	1,238	1,238	1,585	1,585	1,798	1,798	1,914	1,914	2,125	2,125
Estimated Average Appraised Value/Home:	-	-	115,056	115,056	178,753	178,753	209,152	209,152	234,926	234,926	230,467	230,467	220,947	220,947	221,251	221,251
Estimated Appraised Value (new construction)	-	-	4,487,180	4,487,180	107,788,300	107,788,300	124,654,592	124,654,592	81,519,322	81,519,322	49,089,387	49,089,387	25,629,852	25,629,852	46,684,060	46,684,060
Total Estimated Appraised Value (no infl)	-	-	4,487,180	4,487,180	112,275,480	112,275,480	239,414,272	239,414,272	340,449,422	340,449,422	421,447,376	421,447,376	440,008,812	440,008,812	469,576,992	469,576,992
Total Estimated Values (w/infl)*	-	-	4,487,180	4,487,180	114,759,680	114,759,680	258,930,100	258,930,100	372,357,989	372,357,989	414,378,960	414,378,960	422,892,932	422,892,932	470,159,375	470,159,375
Assessment Rate \$0.12/100	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012
Average Assessment	-	-	138	138	215	215	251	251	282	282	277	277	265	265	266	266

Fiscal Year	2005		2006		2007		2008		2009		2010		2011		2012	
	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual	Approved Budget	Actual
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	61,790
INCOME																
<i>DESCRIPTION</i>	<i>ACCT #</i>															
PID ASSESSMENTS-DELINQUENT	42610	-	-	-	-	-	-	-	2,307	2,100	5,999	-	11,816	-	8,217	-
PID ASSESSMENTS	42620	-	-	5,385	5,177	137,712	131,647	310,716	302,319	446,597	423,174	497,255	486,701	507,472	501,692	564,191
INTEREST ON PID ASSESSMENT	42630	-	-	-	87	-	1,615	-	4,157	4,000	5,434	-	4,871	-	3,116	-
INSURANCE RECOVERY PROPERTY	42770	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DEVELOPER PARTICIPATION (LV)	46110	-	-	-	-	-	-	-	335	-	-	-	-	-	-	3,712
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-
TRSRF-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-
TRSF-IN PONDS 2 & 8																
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
INTEREST	49410	1,103	651	204	2,958	1,855	2,684	4,226	4,790	3,679	3,679	5,899	5,899	506	-	-
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	56	-	14	-	14	-	16	-	19	11
TOTAL REVENUES		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
EXPENSES																
<i>DESCRIPTION</i>	<i>ACCT #</i>															
SUPPLIES	60020	-	-	-	-	-	-	-	-	-	76	500	66	500	154	500
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BEAUTIFICATION	60490	-	-	-	-	15,000	4,860	53,362	2,920	3,000	-	8,500	500	33,000	15,895	35,000
WALL MAINTENANCE	60776	-	-	-	-	-	-	-	-	-	-	4,429	-	350	3,010	3,250
PROFESSIONAL ENGINEERING SERVI	61041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MOWING	61225	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
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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
MISC.	61485	-	-	-	-	5,000	-	5,000	384	-	227	-	1,126	400	661	454
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	-	121	-	-	-	-	-	11,675	17,700	19,175	17,700	17,700	17,700	18,231	18,408
POSTAGE	61520	-	-	-	-	700	484	100	-	100	-	1,000	-	100	-	27
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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
WATER UTILITY	62035	-	-	-	-	27,500	-	27,500	39,371	75,000	64,484	70,000	51,979	75,000	97,850	100,000
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	5,000	395	8,000	-	-	350	-	-	-	-	-
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	-	-	-	640	7,000	7,274	8,000	41,799	35,000	28,331	-	-	-	-	-
POND MAINT-AQUATIC	63038	-	-	-	-	-	-	-	-	-	-	35,000	39,250	35,000	26,372	35,000
POND MAINT-EQUIPMENT	63039	-	-	-	-	-	-	-	-	-	-	9,000	13,331	13,000	9,548	23,000
WATER WELL MAINTENANCE	63045	-	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
IRRIGATION SYSTEM MAINTENANCE	63065	-	-	-	-	-	11,252	7,500	17,498	14,000	8,316	5,000	9,337	9,000	12,778	9,500
DECORATIVE ROADWAY SIGNS MAIN	63115	-	-	-	-	-	-	-	-	-	-	-	-	5,200	-	-
PLAYGROUNDS/PICNIC AREA MAINT.	63135	-	-	-	-	-	-	-	-	-	-	-	1,700	2,000	1,000	1,000
DECORATIVE LIGHTING MAINT.	63146	-	-	-	-	-	-	-	-	2,983	-	7,242	3,000	1,832	3,000	5,995
PROPERTY INSURANCE PREMIUM	64080	-	-	-	-	-	-	-	-	-	-	2,200	-	2,200	2,200	2,200
LIABILITY INSURANCE PREMIUM	64090	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
FENCING	68061	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND IMPROVEMENT	68206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,250
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	12,911	-	-	-	-	-	13,211	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IRRIGATION SYSTEMS	68635	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	-	-	-	-	-	-	-	-	-	-	-	16,000	16,000	16,000	16,000
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	19,000	19,000	19,000	19,000	-	-	-
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
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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:

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.toncra2@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 = \$ 375.00each @ 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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:

Brent Toncray2

From: Schubert, John <john.schubert@landcare.com>
Sent: Monday, May 13, 2024 7:37 AM
To: Brent Toncray2
Subject: 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: Brett Burris <brett@lmslp.com>
Sent: Monday, May 13, 2024 3:14 PM
To: Brent Toncray2
Subject: 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.

BRETT BURRIS

Senior Vice President

CAI – Educated Business Partner
 Certified Pesticide Applicator



Phone: 281-240-6444
 Mobile: 214-789-4972
 brett@lmslp.com

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

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



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

BRETT BURRIS

Senior Vice President

CAI – Educated Business Partner
Certified Pesticide Applicator



Phone: 281-240-6444
Mobile: 214-789-4972
brett@lmslp.com

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

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.

Get [Outlook for Android](#)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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 Seeton road in the amount of \$44,917.50

ANALYSIS:

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

<u>Qty</u>	<u>UOM</u>	<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.

By _____
 John Schubert

Date 5/10/2024
 LandCare

By _____

Date _____
 PID 8 (Peninsula PID)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:

Brent Toncra2

From: Schubert, John <john.schubert@landcare.com>
Sent: Monday, May 13, 2024 7:37 AM
To: Brent Toncra2
Subject: 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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

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

ANALYSIS:



AMERICAN UNDERWATER SERVICES, INC.

P.O. Box 126216
Fort Worth, Texas 76126

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: 3 to 6 boxes per day

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

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/21/2024

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Cardinal Strategies for Pond 8 North and East Headwall Repairs for the price of \$80,459.26

ANALYSIS:

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:

Item	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

By: _____

By: _____

Name: _____

 Name: Kim Anderson

Title: _____

 Title: President