



**PENINSULA PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
MIRA LAGOS HOA CLUBHOUSE, 3025 S CAMINO LAGOS, GRAND
PRAIRIE, TEXAS
THURSDAY, NOVEMBER 09, 2023 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 Meeting Minutes for 9.12.2023
2. Consider Next Meeting Date
3. Discuss Board Announcement for the Resignation of Treasurer David Stewart
4. Discuss 9/30/24 Budget to Actual Financial Report and FY 2024 Budget
5. Discuss Updates to Erosion Project Regarding Ponds 2 and 8
6. Discuss Updates for the Construction Project on Day Miar Road by the City of Mansfield
7. 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
8. Discuss Landcare Installing Fall Décor for FY2025 at the main entrances for Mira Lagos HOA, Grand Peninsula HOA, Lakeview East and West HOA, Lakeshore Village HOA, and Versailles Estates HOA
9. Consider Proposal by Landcare for Property Tree Trimming at the locations of Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, and Grandway, for the price of \$188,500
10. Consider Proposal by Landcare for the Installation of 32 Rainbird LXME2 “Smart” Controllers with IQ4 Central Control System and Rain and Freeze Sensors along England and Grand Peninsula for the price of \$160,263.16

- [11.](#) Consider Proposals by Landcare for Erosion Repairs along the screen walls between the streets of Bandera to Barco, Barco to Lavanda, Lavanda to Benissa, and Arlington Webb-Britton to Frontera (North side) for the total of \$197,690.50
- [12.](#) Pond Maintenance Service Status Update for ponds 1-9 by Lake Management Services
- [13.](#) Consider Proposal by Lake Management Services to replace Fountain 1 at Pond 1 for the amount of \$20,842.47
- [14.](#) Consider Proposal by Ridgeline Electric for Repairs along Arlington Webb-Britton, Day Miar, Grand Peninsula Drive, England Parkway, and Villa Di Lago for the price of \$5,630
- [15.](#) Consider Proposal by Brightstar Construction for Final Phase Screen Wall Repairs to Mow Strips and Brick Skirting along Coastal, England Parkway, Grand Peninsula Drive, Arlington Webb-Britton, Grandway, and Seeton for the total of \$96,453.63
- [16.](#) Consider Proposal by Brightstar Construction to Remove and Replace all of the Wood Fencing on the East side of Arlington Webb-Britton from Grandway to Grand Peninsula Drive for the total price of \$124,135.25
- [17.](#) Discuss the Proposed Addition of a Grand Prairie Community Center within the Peninsula PID

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 November 6, 2023.



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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider Meeting Minutes for 9.12.2023

ANALYSIS:



Peninsula Public Improvement District
PID Advisory Board Meeting Meeting Minutes

Meeting Date: September 12th, 2023 @ 6:30 P.M.

Meeting Location: Mira Lagos Clubhouse
3025 S. Camino Lagos
Grand Prairie, TX

Board Members: Ken Self- Board President
David Stewart- Vice President
Andrea Kinloch- Secretary/Treasurer (Up for Re-Election)
Kevin Toth- Board Member
Richard Brown- Board Member

Others Present: Lee Harriss – City of Grand Prairie
Councilman Kurt Johnson – City of Grand Prairie
Councilman John Lopez – City of Grand Prairie
Councilman Mike Del Bosque – City of Grand Prairie
Gus Chavarria – City of Mansfield
Brent Toncray – First Service Residential/PID Manager
John Schubert - Landcare
Brett Burris – Lake Management Services

CALL TO ORDER: The meeting was called to order at 6:35 PM. Quorum of the board confirmed with Ken Self, David Stewart, Andrea Kinlock, Richard Brown, and Kevin Toth.

CITIZENS FORUM/CITIZEN COMMENTS: None

DISTRICT 4 AND DISCTRICT 6 UPDATE – CITY OF GRAND PRAIRIE COUNCILMEMBERS JOHNSON, LOPEZ, AND BOSQUE: Councilmember Bosque serves District 3 for the City of Grand Prairie which is located North of I-20, but he is in attendance to offer support for his 2 other peers, Councilmembers Lopez, and Johnson. Councilmember Lopez with District 4 wanted to use his time to update the community about future businesses, such as restaurants, coming to this area of Grand Prairie. More specifically, there is a new retail shopping center that is currently under construction that is located at the corner of Lake Ridge Parkway and Grand Peninsula Drive. This area will focus on new places to eat, but no announcements have been made yet as to what businesses will be going there. Councilmember Johnson with District 6 focused on talking about the future proposed future city community center located at the corner of England Parkway and Lake Ridge Parkway. The land is purchased already with future meetings planned with community leaders to discuss ideas on what could be included at the community center. The next meeting to discuss this will be councilman Johnsons October 12th town hall meeting located at the Mira Lagos Clubhouse at 6:00 P.M.

PRESENTATION BY CITY OF MANSFIELD FOR DAY MIAR ROAD PROJECT- CITY OF MANSFIELD GUS CHAVARRIA: Mr. Gus Chavarria with the City of Mansfield is in attendance to discuss with the community the current project that is underway to widen Day Miar Road. He spent time going over the construction plans from start to finish, the timeline for the project, and the changes to the current landscape as it pertains to the PID and its impact to the Mira Lagos community specifically. The new road will be 4 lanes wide with brand new drainage

being constructed underneath the road that will be dumping into a newly constructed detention pond at the south end of the high school along Day Miar Road. From there the water will be running underneath the street and following the already existing flood plain that eventually exits into Joe Pool Lake. During the discussion some board members and people in attendance were worried about future water issues as it pertains to the PID's ponds and if the excess water from the new street project will be an issue for Pond 1 and its ability to hold more water. The City of Mansfield has stated that all the planning has been done for the water drainage and they are NOT redirecting the flow of water in any way and the excess water from all the new pavement from the new road has been accounted for in the planning. Though, future discussions between the City of Mansfield and representatives of the City of Grand Prairie will need to be held so that everyone is on the same page and all potential future issues are addressed. Also, while Mr. Chavarria was discussing the project, he mentioned that the entire line of trees on PID property behind the wood fencing along Day Miar WILL be removed, with no plans to replace the trees at this time. The City of Mansfield is stating that because the trees are in the right-of-way, the plan was not to replace them, but future discussions can be had to plant new trees. Kevin Toth stated that if new trees were planted next to a new sidewalk, the trees could cause future issues and damage sidewalks, so maybe installing new trees is not a great idea. Ken Self's recommendation to the board, is to wait on holding a future meeting about planting new trees until AFTER a communication has gone out to the Mira Lagos community. Then based off the feedback from the homeowners when they understand that all the trees will be removed, it will help the PID decide if it's a top priority to have new trees planted.

CONSIDER MEETING MINUTES FOR 8/16/2023: Approved by a motion made by David Stewart, seconded by Richard Brown, and unanimously approved by the board.

DISCUSS BUDGET TO ACTUAL FINANCIAL REPORTS AND FY 2024 BUDGET: Lee Harriss reviewed the PID fund balance sheet and actual/budget report with board.

PID 8 ANNUAL MEETING POWERPOINT PRESENTATION: President Ken Self went over a power point presentation that outlines why the PID exists and how it functions for the community. The overview from the power point explains the purpose the PID serves for the residents and the benefits that come with the extra revenue gained through the PID taxes, such as beautification of public spaces and maintenance on landscaping, screen walls, and ponds. The advisory board for the PID consists of 5 positions held by current homeowners within the PID. Ken also showed maps of the PID outlining what screen walls the PID maintains and the number of ponds the PID maintains. Also in the presentation was a rundown of all the projects completed in FY2023 and future projects planned for FY2024.

NOMINATION AND ELECTION OF ONE BOARD MEMBER FOR SOUTH OF ENGLAND OPEN SEAT: This year we have one board position up for election and to be eligible the resident MUST reside South of England Parkway. Mrs. Andrea Kinloch is the current sitting board member who occupies this seat and she stated that she is seeking reelection for the PID 8 Advisory Board. The board members asked if there were any eligible nominations from the floor, but no one was interested, therefore Andrea Kinloch ran unopposed and won her reelection bid!

CONSIDER NEXT MEETING DATE: The next meeting date has been set for November 9th, 2023, at 6:30 P.M. located at the Mira Lagos HOA Clubhouse.

CITIZENS FORUM/CITIZEN COMMENTS: None

ADJOURNMENT: With no further business, the meeting was adjourned at 8:15 PM.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Consider Next Meeting Date

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss Board Announcement for the Resignation of Treasurer David Stewart

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss 9/30/24 Budget to Actual Financial Report and FY 2024 Budget

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

Inflation rate/year:	10.0%	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual		
	Calendar Year	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
INCOME:																	
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	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	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																	
DESCRIPTION	ACCT #																
PID ASSESSMENTS-DELINQUENT	42610	-	-	-	-	-	-	-	2,307	2,100	5,999	-	11,816	-	8,217	-	2,299
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	559,527
INTEREST ON PID ASSESSMENT	42630	-	-	-	87	-	1,615	-	4,157	4,000	5,434	-	4,871	-	3,116	-	1,798
DEVELOPER PARTICIPATION (LV)	46110	-	-	-	-	-	-	-	-	-	335	-	-	-	-	-	3,712
MISCELLANEOUS	46395	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRFR-IN RISK MGMT FUNDS (PROP)	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	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	-	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	649,177
EXPENSES																	
DESCRIPTION	ACCT #	2005	2005	2006	2006	2007	2007	2008	2008	2009	2009	2010	2010	2011	2011	2012	2012
SUPPLIES	60020	-	-	-	-	-	-	-	-	-	76	500	66	500	154	500	44
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BEAUTIFICATION	60490	-	-	-	-	15,000	4,860	53,362	2,920	3,000	-	8,500	500	33,000	15,895	35,000	4,720
WALL MAINTENANCE	60776	-	-	-	-	-	-	-	-	-	-	-	4,429	350	3,010	3,250	26,701
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	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	5,720
MISC.	61485	-	-	-	-	5,000	-	5,000	384	-	227	-	1,126	400	661	454	417
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	-	121	-	-	-	-	-	11,675	17,700	19,175	17,700	17,700	17,700	18,231	18,408	19,942
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	66,072
WATER UTILITY	62035	-	-	-	-	27,500	-	27,500	39,371	75,000	64,484	70,000	51,979	75,000	97,850	100,000	105,947
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	22,744
POND MAINT-EQUIPMENT	63039	-	-	-	-	-	-	-	-	-	-	9,000	13,331	13,000	9,548	23,000	6,971
WATER WELL MAINTENANCE	63045	-	-	-	-	-	-	-	-	-	-	-	-	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	10,514
DECORATIVE ROADWAY SIGNS MAIN	63115	-	-	-	-	-	-	-	-	-	-	-	-	5,200	-	-	-
PLAYGROUNDS/PICNIC AREA MAINT.	63135	-	-	-	-	-	-	-	-	-	-	-	1,700	2,000	-	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	-
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	1,613
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND IMPROVEMENT	68206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,250
FOUNTAINS	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-	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	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

**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

						18%				13%					
Inflation rate/year:		10.0%													
INCOME:	Calendar Year	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16	1/1/17	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23		
Estimated Sales/Year:		160	191	197	238	319	369	135							
Estimated # of Homes*		2,285	2,476	2,673	2,911	3,230	3,599	3,734							
Estimated Average Appraised Value/Home:		221,451	227,921	245,610	263,954	296,456	314,222	342,360							
Estimated Appraised Value (new construction)		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 infl)		505,591,496	549,547,977	612,718,660	719,336,069	862,938,545	1,073,500,367	1,177,102,362							
Total Estimated Values (w/infl)*		506,014,979	564,333,522	656,515,097	768,369,111	957,552,572	1,130,883,783	1,278,371,669							
Assessment Rate \$0.12/100		0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012							
Average Assessment		266	274	295	317	356	377	411							
Fiscal Year		2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019
		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	Actual 9/30/19
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	ACCT #														
PID ASSESSMENTS-DELINQUENT	42610	-	3,582	-	1,906	-	3,552	-	2,377	-	1,494	-	9,055	-	6,820
PID ASSESSMENTS	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	1,365,805	1,534,046	1,527,835
INTEREST ON PID ASSESSMENT	42630	-	2,265	-	1,414	-	2,448	-	1,886	-	3,102	-	6,121	-	4,975
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRFR-IN RISK MGMT FUNDS (PROP)	49686	-	-	-	-	-	5,893	-	-	-	4,443	-	8,593	-	4,373
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	49410	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST-TAX COLLECTIONS	49470	-	15	-	9	-	13	-	17	-	-	-	-	-	-
TOTAL REVENUES		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
EXPENSES															
DESCRIPTION	ACCT #														
SUPPLIES	60020	500	401	500	24	500	184	500	-	500	-	500	-	500	-
DECORATIONS	60132	-	-	-	-	-	-	-	-	-	27,812	30,000	41,334	42,000	96,187
BEAUTIFICATION	60490	25,000	2,725	80,000	32,961	100,000	21,333	150,000	35,138	250,000	154,557	250,000	137,530	100,000	23,534
WALL MAINTENANCE	60776	5,000	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 SERVI	61041	-	-	-	-	-	-	-	-	8,000	-	-	-	-	-
MOWING	61225	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
TREE SERVICES	61226	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	100	2	100	-	100	-	100	-	100	-
BANNERS	61601	-	-	-	-	-	-	-	-	-	-	-	42,458	8,000	20,040
ELECTRIC POWER	62030	72,000	63,286	72,000	66,573	72,000	65,553	72,000	61,379	75,600	59,524	75,600	47,494	50,000	36,276
WATER UTILITY	62035	111,000	94,139	111,000	72,883	111,000	81,171	120,000	122,554	126,000	153,391	175,000	180,905	200,000	224,896
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PAVEMENT LEVELING	63031	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-DREDGING	63037	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POND MAINT-AQUATIC	63038	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	-	-	-	-	5,000	-	5,000	-	5,000	-	5,000	-	5,000	-
IRRIGATION SYSTEM MAINTENANCE	63065	10,000	10,799	12,000	25,067	35,000	19,136	35,000	28,731	35,000	26,016	35,000	89,884	50,000	104,320
DECORATIVE ROADWAY SIGNS MAIN	63115	-	233	250	1,153	2,000	954	50,000	-	50,000	63,606	5,000	143,858	15,000	82,693
PLAYGROUNDS/PICNIC AREA MAINT.	63135	2,000	-	2,000	-	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	32,921
PROPERTY INSURANCE PREMIUM	64080	2,200	-	-	-	4,400	2,228	4,400	2,102	2,500	2,434	2,500	2,723	2,800	2,906
LIABILITY INSURANCE PREMIUM	64090	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	68207	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	62,079	-	-	-	-
LANDSCAPING	68250	-	-	-	37,800	-	44,700	-	18,560	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	229,238	-	-
IRRIGATION SYSTEMS	68635	-	-	30,000	61,848	-	11,280	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	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
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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
ENDING BALANCE		21,758	80,876	31,271	88,351	131,304	214,479	208,950	471,062	479,947	603,695	422,112	178,934	79,060	469,506

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

	10%	4%	10%	27%	15%	13%	-2%	12%	27%	10.0%				
										Budget	Budget			
Inflation rate/year:	10.0%		10.0%		10.0%		10.0%		10.0%					
Calendar Year	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28				
INCOME:														
Estimated Sales/Year:	171	108	119	179	76	100	100	100	100					
Estimated # of Homes*	3,905	4,013	4,132	4,311	4,387	4,487	4,587	4,687	4,787					
Estimated Average Appraised Value/Home:	360,334	365,224	390,005	473,644	559,153	615,068	676,575	744,232	818,655					
Estimated Appraised Value (new construction)	61,617,194	39,444,164	46,410,589	84,782,304	42,495,604	61,506,795	67,657,474	74,423,222	81,865,544					
Total Estimated Appraised Value (no infl)	1,339,988,863	1,446,550,252	1,512,053,443	1,696,282,745	2,084,375,572	2,514,509,603	2,833,618,037	3,184,637,315	3,577,524,269					
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	3,495,658,725	3,935,276,696					
Assessment Rate \$0.12/100	0.0012	0.0012	0.0012	0.0012	0.0012	0.00115	0.0010	0.0010	0.0010					
Average Assessment	432	438	468	568	643	709	678	746	822					
Fiscal Year	2020	2020	2021	2021	2022	2022	2023	2023	2024	2025	2026	2027	2028	
	Approved Budget	Actual 9/30/20	Approved Budget	Actual 9/30/21	Approved Budget	Actual 9/30/22	Approved Budget	Prelim 9/30/23	Approved Budget	Approved Budget	Approved Budget	Approved Budget	Approved Budget	
BEGINNING BALANCE	536,515	469,506	742,574	668,292	921,150	965,030	210,421	253,298	121,480	82,231	85,730	233,787	480,182	
INCOME														
DESCRIPTION	ACCT #													
PID ASSESSMENTS-DELINQUENT	42610	-	4,864	-	2,820	-	6,690	-	5,136	-	-	-	-	
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	3,180,855	3,110,214	3,495,659	
INTEREST ON PID ASSESSMENT	42630	-	6,120	-	6,276	-	6,862	-	8,360	-	-	-	-	
DEVELOPER PARTICIPATION (LV)	46110	25,000	4,906	5,000	5,127	5,200	5,373	5,600	5,620	5,900	6,195	6,505	7,171	
MISCELLANEOUS	46395	-	10,332	-	-	-	-	-	-	-	-	-	-	
TRFR-IN RISK MGMT FUNDS (PROP)	49686	-	1,521	-	-	16,468	-	9,557	-	-	-	-	-	
CITY CONTRIBUTION	49780	81,830	81,830	81,830	81,830	81,830	112,521	112,521	112,521	112,521	112,521	112,521	112,521	
INTEREST	49410	-	-	-	-	-	-	-	-	-	-	-	-	
INTEREST-TAX COLLECTIONS	49470	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL REVENUES		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	3,299,571	3,229,240	3,615,010	
EXPENSES														
DESCRIPTION	ACCT #	2020	2020	2021	2021	2022	2022	2023	2023	2024	2025	2026	2027	2028
SUPPLIES	60020	500	-	500	-	500	-	500	1	500	500	500	500	500
DECORATIONS	60132	70,000	23,630	70,000	103,563	105,000	52,250	87,441	88,300	89,005	93,455	98,128	103,034	108,186
BEAUTIFICATION	60490	25,000	65,369	50,000	8,131	500,000	722,543	50,000	156,028	200,000	300,000	100,000	100,000	100,000
WALL MAINTENANCE	60776	160,000	188,448	160,000	53,667	160,000	297,356	200,000	203,857	213,000	213,000	213,000	213,000	213,000
PROFESSIONAL ENGINEERING SERVI	61041	-	70,141	-	40,694	-	-	-	-	-	-	-	-	-
MOWING	61225	615,000	615,584	715,000	615,000	615,000	634,872	654,250	650,884	685,250	719,513	755,488	793,263	832,926
TREE SERVICES	61226	-	-	-	104,000	100,000	-	-	5,005	188,500	-	-	197,925	-
COLLECTION SERVICE	61380	10,739	11,483	11,807	11,722	12,152	12,772	13,314	13,290	13,538	13,848	14,158	14,468	14,778
MISC.	61485	600	253	600	812	600	2,645	1,000	227	1,000	1,000	1,000	1,000	1,000
ACCOUNTING/AUDIT		-	-	-	-	-	-	-	-	-	-	-	-	-
ADMIN./MANAGEMENT	61510	26,000	30,819	26,000	25,672	26,000	25,920	28,600	27,864	30,030	31,532	33,108	34,763	36,502
POSTAGE	61520	100	-	100	-	100	-	100	-	100	100	100	100	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	57,800	60,700	63,700	66,900
WATER UTILITY	62035	210,000	272,260	240,000	240,591	252,000	309,787	301,000	315,636	300,000	315,000	331,000	348,000	365,000
BLDGS AND GROUNDS MAINT.	63010	-	-	-	-	-	-	-	1,664	2,000	2,000	2,000	2,000	2,000
PAVEMENT LEVELING	63031	-	-	-	-	-	18,445	20,000	-	21,000	22,100	23,200	24,400	25,600
POND MAINT-DREDGING	63037	-	-	-	-	255,000	149,182	257,250	81,780	75,000	200,000	-	-	-
POND MAINT-AQUATIC	63038	54,000	86,238	85,000	106,632	85,000	102,195	98,500	119,092	123,200	129,400	135,900	142,700	149,800
POND MAINT-EQUIPMENT	63039	25,000	40,452	50,000	47,436	50,000	44,228	140,000	13,345	45,000	47,300	49,700	52,200	54,800
WATER WELL MAINTENANCE	63045	5,000	-	5,000	7,698	7,700	-	8,085	-	8,500	8,925	9,371	9,840	10,332
IRRIGATION SYSTEM MAINTENANCE	63065	50,000	75,235	70,000	87,863	80,000	105,459	110,000	111,513	210,000	220,500	231,525	243,101	255,256
DECORATIVE ROADWAY SIGNS MAIN	63115	34,000	1,953	15,000	-	3,000	3,907	3,000	3,180	3,500	3,500	3,500	3,500	3,500
PLAYGROUNDS/PICNIC AREA MAINT.	63135	3,500	5,040	3,500	7,323	6,000	425	3,000	6,230	6,500	6,500	6,500	6,500	6,500
DECORATIVE LIGHTING MAINT.	63146	25,000	34,052	25,000	14,587	25,000	14,053	25,000	24,061	30,000	31,500	33,075	34,729	36,465
PROPERTY INSURANCE PREMIUM	64080	3,500	3,174	3,500	3,855	4,500	4,672	4,800	5,395	6,000	6,300	6,615	6,946	7,293
LIABILITY INSURANCE PREMIUM	64090	2,600	3,073	3,500	4,363	5,000	5,097	5,200	5,356	6,000	6,300	6,615	6,946	7,293
CONSTRUCTION MISCELLANEOUS	68151	-	-	-	-	-	-	-	-	-	-	-	-	-
POND IMPROVEMENT	68206	305,000	-	800,000	-	400,000	139,983	600,000	-	600,000	800,000	900,000	900,000	1,200,000
FOUNTAINS	68207	-	-	-	-	-	44,440	-	54,183	50,000	50,000	50,000	50,000	50,000
STREET SIGNS	68210	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPING	68250	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER EQUIPMENT	68360	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION	68540	-	-	-	-	-	-	-	-	-	-	-	-	-
IRRIGATION SYSTEMS	68635	-	-	-	-	-	-	-	-	-	-	-	-	-
WATER WELLS (TR TO WTER, 5005)	90009	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
TRANSFER TO GPOA	65102	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES		1,696,539	1,592,592	2,407,507	1,550,201	2,767,652	2,753,587	2,673,340	1,947,630	2,978,623	3,296,072	3,081,183	3,368,614	3,563,731
ENDING BALANCE		635,334	668,292	180,668	965,030	174,328	253,298	105,458	886,657	82,231	85,730	233,787	480,182	971,421

Water Rates FY 2022
 Gov't \$4.33/1,000 gal
 Comm \$5.14/1,000 gal
 The PID saves about \$1,900 for every \$10,000 of expense.

Water Rates FY 2023
 Gov't \$4.56/1,000 gal
 Comm \$5.42/1,000 gal
 The PID saves about \$1,900 for every \$10,000 of expense.

Avg. Annual Assess. by Home Value (12C):

Value	Assessment
100,000	120
200,000	240
300,000	360
400,000	480
500,000	600
600,000	720
700,000	840
800,000	960
900,000	1,080
1,000,000	1,200

Avg. Annual Assess. by Home Value (11.5C):

Value	Assessment
100,000	115
200,000	230
300,000	345
400,000	460
500,000	575
600,000	690
700,000	805
800,000	920
900,000	1,035
1,000,000	1,150



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023
REQUESTER: Brent Toncray
PRESENTER: Ken Self, PID Board President
TITLE: Discuss Updates to Erosion Project Regarding Ponds 2 and 8

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss Updates for the Construction Project on Day Miar Road by the City of Mansfield

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: 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

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss Landcare Installing Fall Décor for FY2025 at the main entrances for Mira Lagos HOA, Grand Peninsula HOA, Lakeview East and West HOA, Lakeshore Village HOA, and Versailles Estates HOA

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Landcare for Property Tree Trimming at the locations of Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, and Grandway, for the price of \$188,500

ANALYSIS:

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

John Schubert
 john.schubert@landcare.com
 CO # 3432750
 June 21, 2023

Authorization for Extra Work - Class 1 tree pruning Pid 8

Pid 8 class 1 tree pruning for 2024.

Landscape trees need to be pruned every 3 years due to new tree growth and sucker growth. Pid 8 trees will require a pruning in 2024 to prevent over growth due to spring rain season and suckers. Large mature trees will need to be pruned back to prevent over growth into back yards and walking paths.

Class 1 pruning will keep trees healthy and help with storm damage during spring storm season.

All debris will be chipped and hauled away.

Traffic signs and cones will be used to divert traffic during roadway operations.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
1.00	Dollars	Arborist Services	\$188,500.00	\$188,500.00
			SubTotal	\$188,500.00
			Tax	\$0.00
			Total	\$188,500.00

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 6/21/2023
LandCare

By _____

Date _____
PID 8 (Peninsula PID)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Landcare for the Installation of 32 Rainbird LXME2 “Smart” Controllers with IQ4 Central Control System and Rain and Freeze Sensors along England and Grand Peninsula for the price of \$160,263.16

ANALYSIS:

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

John Schubert
 john.schubert@landcare.com

CO # 3447082
 August 16, 2023

Authorization for Extra Work - Rain Bird IQ4 Conventional controller upgrade England and N/S Grand Peninsula

LandCare proposes to provide and install the following material.

Removal and installation and programming of 32 controllers to Rainbird IQ4 central control system.

Installation of 32 Rainbird Rain and Freeze sensors.

Rainbird offers 1 year of no service charges w/3 additional yrs of no service charges for cell use. This adds up to approximately \$19,200 in savings over the 4 yr period.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
120.00	HR	Irrigation Technician Time	\$95.00	\$11,400.00
1.00	Dollars	Rainbird LXME2 Controllers with IQ4 central control system and Rain and Freeze sensors	\$162,592.50	\$162,592.50
1.00	Dollars	Installation supplies,wire and connectors	\$712.50	\$712.50
			SubTotal	\$160,263.16
			Tax	\$0.00
			Total	\$160,263.16

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

TCEQ’s web site is: www.tceq.state.tx.us.”



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 8/16/2023
LandCare

By _____

Date _____
PID 8 (Peninsula PID)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposals by Landcare for Erosion Repairs along the screen walls between the streets of Bandera to Barco, Barco to Lavanda, Lavanda to Benissa, and Arlington Webb-Britton to Frontera (North side) for the total of \$197,690.50

ANALYSIS:

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

John Schubert
 john.schubert@landcare.com
 CO # 3446825
 August 15, 2023

Authorization for Extra Work - Bandera to Barco red area

Bandera to Barco erosion project. Due to shade will need to install shade tolerant ground covers.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
50.00	Each	Enhancement Labor	\$70.00	\$3,499.90
70.00	Flats (18)	Liriope Big blue	\$36.00	\$2,520.00
5.00	CuYd	Planters soil	\$50.00	\$250.00
5.00	CuYd	Mulch Hardwood	\$49.00	\$245.00
			SubTotal	\$6,514.90
			Tax	\$0.00
			Total	\$6,514.90

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

By _____

Date 8/15/2023
 LandCare

Date _____
 PID 8 (Peninsula PID)

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

John Schubert
 john.schubert@landcare.com
 CO # 3446831
 August 15, 2023

Authorization for Extra Work - Barco to Bahia and Bahia to Lavanda

Barco to Bahia and Bahia to Lavanda. Due to heavy shade will need to install shade tolerant ground cover to control erosion.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
80.00	Each	Enhancement Labor	\$70.00	\$5,599.84
155.00	Flats (18)	Liriope Big blue	\$36.00	\$5,580.00
10.00	CuYd	Planters soil	\$50.00	\$500.00
10.00	CuYd	Mulch Hardwood	\$49.00	\$490.00
1.00	Dollars	Delivery Fees	\$150.00	\$150.00
			SubTotal	\$12,319.84
			Tax	\$0.00
			Total	\$12,319.84

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 8/15/2023
 LandCare

By _____

Date _____
 PID 8 (Peninsula PID)

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

John Schubert
 john.schubert@landcare.com
 CO # 3445549
 August 14, 2023

Authorization for Extra Work - Frontera to Arlington Webb. N Side. Red area.

Erosion project from Frontera to Arlington Webb. Red area. Due to heavy shade ground covers will need to be planted to prevent further erosion and repair this area.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
470.00	Each	Enhancement Labor	\$70.00	\$32,899.06
946.00	Flats (18)	Liriope Big blue	\$36.00	\$34,056.00
60.00	Flats (18)	Winter creeper	\$32.00	\$1,920.00
67.00	CuYd	Planters soil	\$50.00	\$3,350.00
67.00	CuYd	Mulch Hardwood	\$49.00	\$3,283.00
4.00	Dollars	Delivery Fees	\$150.00	\$600.00
			SubTotal	\$76,108.06
			Tax	\$0.00
			Total	\$76,108.06

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 8/14/2023
 LandCare

By _____

Date _____
 PID 8 (Peninsula PID)

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

John Schubert
 john.schubert@landcare.com
 CO # 3446858
 August 15, 2023

Authorization for Extra Work - Lavanda to Benissared area

Lavanda to Benissa large area. Due to heavy shade and mature trees will need to install shade tolerant ground covers to resolve erosion issues.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
650.00	Each	Enhancement Labor	\$70.00	\$45,498.70
1277.00	Flats (18)	Liriope Big blue	\$36.00	\$45,972.00
66.00	Flats (18)	Winter creeper	\$32.00	\$2,112.00
85.00	CuYd	Planters soil	\$50.00	\$4,250.00
85.00	CuYd	Mulch Hardwood	\$49.00	\$4,165.00
5.00	Dollars	Delivery Fees	\$150.00	\$750.00
			SubTotal	\$102,747.70
			Tax	\$0.00
			Total	\$102,747.70

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 8/15/2023
 LandCare

By _____

Date _____
 PID 8 (Peninsula PID)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

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: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Lake Management Services to replace Fountain 1 at Pond 1 for the amount of \$20,842.47

ANALYSIS:

Sales Quote

S-QUO002705

Lake Management
Services, LP
1600 Hwy 6 South, Ste. 245
Sugar Land, TX 77478



Item 13.

Peninsula PID 8 (1215)
Becky Brooks
PO Box 534045
Grand Prairie, TX 75053-4045

Ship to Address
Peninsula PID 8 (1215)
Becky Brooks
PO Box 534045
Grand Prairie, TX 75053-4045

Salesperson
Brett Burris

Document Date
10/12/2023

Description	Quantity	Unit	Unit Price	Total Price
AF UNIT 5HP 230/1/60/MOTOR	1	EACH	9,394.12	9,394.12
GENESIS 60Hz AF	1	EACH	1,870.82	1,870.82
CABLE, POWER, 8/3 1Ph	175	EACH	9.65	1,688.75
4 LIGHT SET RGBW LED 40W 60Hz	1	EACH	8,560.53	8,560.53
CABLE, POWER, 12/5 RGBW LIGHTS	175	EACH	7.99	1,398.25
Manf Replacement Discount	1	EACH	-3,000.00	-3,000.00
Installation Labor	1	EACH	450.00	450.00
Shipping	1	EACH	480.00	480.00
		Sub Total		20,842.47
		Total Tax		0.00
		Total		20,842.47

Otterbine 5HP Fountain with 40W MAXI-RGBW Lights for Fountain 1 (South)

Please do not pay from this quote.
All Quotes will expire after 30 days from the above Document Date

[Home Page](http://www.lmslp.com)
www.lmslp.com

[Phone No](tel:281-240-6444)
281-240-6444

[Email](mailto:info@lmslp.com)
info@lmslp.com



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Ridgeline Electric for Repairs along Arlington Webb-Britton, Day Miar, Grand Peninsula Drive, England Parkway, and Villa Di Lago for the price of \$5,630

ANALYSIS:



Proposal

First Service Residential
9800 Hillwood Pkwy Ste 210
Ft Worth Texas

Attention: Brent Toncray

Date: 10/26/2023

Reference: PID 3rd/4th Quarter lighting Survey Proposal

We are pleased to present this proposal for electrical work associated with the above-referenced project.

The following items are included, and made a part of the quotation:

- #1 – Altea and Arl. Webb Britton - 1 Coach light out \$ 650.00
(Furnish & Install 1 LED retrofit kit)
- #2 – England and Day Mirar - 4 Tree lights out, 4 ground lights out..... \$ 750.00
(Furnish & Install 4 tree lights and 4 ground lamps)
- #3- N. Grand Peninsula and Lakefront - 1 Deco pole outage \$ 550.00
(Furnish & Install 1 LED retrofit kit)
- #4 – Fluvia and Day Mirar. 2 coach light out \$ 950.00
(Furnish and install 1 LED retrofit kit)
- #5 – N. Grand Peninsula. 1 quad GFCI bubble cover missing..... \$ 85.00
(Install 1 new quad bubble cover)
- #6 – Villa Di Lagos Entrance. 3 tree lights out. \$ 450.00
(Replace 3 LED tree lights)
- #7 – England and Day Mair. 3 Tower ground lights out \$ 450.00
(Replace lamps in inground fixtures)
- #8 – England and Magellan One spot light out \$ 395.00
(Replace one spotlight)
- #9 - England and Grand Peninsula 9 small tower lights out\$ 550.00
(replace 9 small LED light bulbs)



- #10-North Grand Peninsula. Two small landscape lights out\$550.00
(Replace 2 small landscape lights)
- #11 North Grand Peninsula and Navigation. 1 small landscape out\$ 250.00
(Replace 1 small landscape light)

PRICING SUMMARY

Total..... \$ 5,630.00

The following materials and/or services are excluded in this quotation:

- A. Utility company charges.
- B. Placing or forming of concrete (i.e., housekeeping pads, curbs, pole bases, transformer pads, hand holes, etc.)
- C. Warranty of any existing electrical work.
- D. Payment and performance bond.
- E. Spoil removal from site and any associated fees.
- F. Telephone, computer, or data cabling, equipment, devices, terminations, and connections.
- G. Fire alarm system, raceway, wiring, equipment, devices, terminations, and connections.
- H. Security system, raceway, wiring, equipment, devices, terminations, and connections.
- I. Lightning protection system
- J. Temperature control and interlock wiring.
- K. Saw cutting and concrete patching.
- L. Trash removal from site and any associated fees (however, trash will be deposited in dumpster).
- M. Replacement or repairs of existing underground wiring
- N. Grass replacement
- O. Traffic control
- P. Tax



**Ridgeline requires receipt of a signature by an authorized purchaser, a purchase order number, or contract on the work described in this quote before work can commence. **

Signature of Authorization AND/OR _____
Purchase Order No.

Date
This quotation is good for 30 days from the above date. We appreciate this opportunity to be of service to you.

,
If you should have any questions or comments regarding this information, please do not hesitate to call me.

Mike Briggles
Ridgeline Electric
Service Manager
817-888-6734



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Brightstar Construction for Final Phase Screen Wall Repairs to Mow Strips and Brick Skirting along Coastal, England Parkway, Grand Peninsula Drive, Arlington Webb-Britton, Grandway, and Seeton for the total of \$96,453.63

ANALYSIS:



CONSTRUCTION ESTIMATE

Prepared for:

Item 15.



OWNER INFORMATION

PID8 - Peninsula PID - City of Grand Prairie

Contact	Brent Toncray
Address	1 Peninsula PID
City, State ZIP	Grand Prairie, TX 75054
Phone	(817) 473-6787
Email	Brent.Toncray@FSResidential.com
PO#	PID8-75054-ScreenWall

CONTRACTOR INFORMATION

Bright Star Construction and Designs

Owner	Regino Martinez
Address	3510 Stonewall Road
City, State ZIP	Wylie, Texas 75098
Phone	(214) 579-2456
Email	Regino@RBrightStar.com
Project Name	PID8 2022 Brick Screen Wall (GREEN)
Completion Date	~20 Working Days (~4 Weeks)

Bright Star Constuction and Designs proposes the following work near 1 Peninsula PID at *Peninsula PID8*

according to agreement with FirstService Residential and PID8 Grand Prairie.

LOCATION: See screen wall inventory for specific locations. Includes PID8 operated exterior brick screening walls around property of Peninsula PID in 51 various sections.

SCOPE OF WORK (Brick Screening Wall): Inventory walkthrough completed June 2021. Work will start September 2023 after approval. Remaining items from original walkthrough are on this final phase, including moe strips and brick skirting replacements. Any new damage since the original walkthrough is excluded unless approved under an additional change order.

LINE ITEM COST:

MOW STRIP Remove and Replace: \$691.12 each plus 15% final markup

BRICK SKIRT Remove and Replace: \$135.44 each plus 15% final markup

Schedule: Will order brick and set for delivery as available. Different sections were done with different brick, so work will focus on the first areas where we have brick type in hand. Once materials have been delivered to site, we will know what order sections can be completed. Expect to take approximately 20 working days, or 4 weeks with no weather, stock, or other interruptions.

FINAL: Cleanup of all trash, hauled and disposed, and cleanup of general work areas. Light cleanup completed daily with full cleanup as work on each section is completed. Expected to take approximately 20 working days to complete in various areas and stages depending on material availability. Expecting permit fees waived, as in the past, since the work is for PID.

SCOPE OF WORK AND ESTIMATE FOR TIME AND MATERIALS

Item 15.

	Quantity	Unit Cost	Total
Safety Tier (Green) by Inventory Total Numbers	1	\$ -	\$ -
PIERS Remove and Replace	22	\$ 691.12	\$ 15,204.64
+15% General Costs Markup (3 dec place for \$ accuracy)	22	\$ 103.668	\$ 2,280.70
COLUMN/PANEL Remove and Replace	507	\$ 135.44	\$ 68,668.08
+15% General Costs Markup (3 dec place for \$ accuracy)	507	\$ 20.316	\$ 10,300.21

TOTAL DAYS of WORK, Approximate	60	\$ -	\$ -
Project Manager Oversight Labor	1	\$ -	\$ -

Total for Above Work		\$ 96,453.63
Tax (City of Grand Prairie)		\$ -
Total for Above Work		\$ 96,453.63

Total price includes labor, equipment and materials to be installed in a good workmanlike manner.

Regino Martinez
 Submitted by (Regino Martinez, General Contractor)

Wednesday, October 18, 2023
 Date

OWNER ACCEPTANCE

Owner does accept the above scope of work and proposed estimate; to be completed in above listed timeframe for the amount listed above on Total Job Cost. Any alteration or deviation from above specifications involving extra labor and/or materials costs become an extra charge over the agreed amount. No statement, arrangement, or understanding, expressed or implied not contained herein will be recognized. All materials are guaranteed to be as specified and to carry manufacturer's warranty. Proposal may be withdrawn if not accepted within 30 days.

END OF PAGE 2

Property Owner (or Authorized Representative) DIGITAL ACCEPTANCE OK

Date



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Consider Proposal by Brightstar Construction to Remove and Replace all of the Wood Fencing on the East side of Arlington Webb-Britton from Grandway to Grand Peninsula Drive for the total price of \$124,135.25

ANALYSIS:



CONSTRUCTION ESTIMATE

Prepared for:

Item 16.



OWNER INFORMATION

PID8 - Peninsula PID - City of Grand Prairie

Contact	Brent Toncray
Address	1 Peninsula PID
City, State ZIP	Grand Prairie, TX 75054
Phone	(817) 473-6787
Email	Brent.Toncray@FSResidential.com
PO#	PID8-75054-AWB

CONTRACTOR INFORMATION

Bright Star Construction and Designs

Owner	Regino Martinez
Address	3510 Stonewall Road
City, State ZIP	Wylie, Texas 75098
Phone	(214) 579-2456
Email	Regino@RBrightStar.com
Project Name	PID8 AWB Wood Fence Replacement
Completion Date	~39 Working Days

Bright Star Constuction and Designs proposes the following work near 1 Peninsula PID at Peninsula PID8 according to agreement with First Service Residential and PID8 Grand Prairie.

LOCATION: BSCD has divided fence line into sections, with each section starting and ending at a street intersection or address. Arlington Webb Britton Rd & Grandway Dr, Grand Prairie, TX 75054 and going north from that location.

[Change Order] SCOPE OF WORK (Concrete): In one area, the concrete surface is too low. Will add 4-6" of concrete on top of existing, to extend slightly above grade. Area is 336 linear feet, 10" wide footer. Will rebar into existing and add concrete primer to help bond layers. #3 Rebar two courses down length, tied across every 24" OC. Located approximately between 7035-7063 Bethlehem Dr, Grand Prairie, TX 75054. Will add approximately 3 days to timeframe.

SCOPE OF WORK (Demo): Take down wood fence panels (no more than one section seen below at once) and replace with temporary metal fence. Haul and dispose of existing wood panels, top cap, and rails. Each trailer dump load approximately 20 panels in size.

SCOPE OF WORK (Post Height Extension): Extend post height up to 8 feet above the concrete footer by adding additional post length to the top. Weld in place additional length. After fence is installed, cut posts flush to top of fence (before top cap added).

SCOPE OF WORK (Wood Fence Install): Build new wood fence 8-foot over concrete. BSCD chose to use pressure-treated pine for the 2x4 rails instead of cedar as pine was 25% of cost, won't be seen from exterior, and other fences on property used pine rails. Four rails attached to posts with new hardware. Pickets are 8-foot cedar board-on-board. New 2x6 top-cap and 1x4 trim piece below on exterior to match style.

SCOPE OF WORK (Restain Wood Exterior): Plan to match stain color across the street in the new area. Mask nearby areas to prevent overspray. Spray apply new stain over all exterior and top of AWB-facing side only. No stain on homeowner facing side.

SCOPE OF WORK (Concrete Footer Replacement): Possible that concrete needs repairs, but from what can be seen everything is in good condition. If after demo this changes, we will let management know.

FINAL: Cleanup of all trash, hauled and disposed, and cleanup of general work areas. Expected to take about 5 working days to demo and haul, 3 days to add additional concrete, 19 days to build and install fence, and 12 working days to stain exterior of fence (39 total working days). Change orders submitted and approval required to continue.

NOTE: Homeowner improvements must be removed from fence before repairs can be done.

SCOPE OF WORK AND ESTIMATE FOR TIME AND MATERIALS

	Quantity	Unit Cost		Total
Section 1: Grandway Dr to Bay Shore Ln	703	\$	-	\$
Demo and Haul existing fence (2.5 Days, Crew of 4)	2.5	\$	1,019.36	\$ 2,548.40
6 Loads to Haul to Dump, Around 20 Panels per load	5	\$	180.00	\$ 900.00
Labor and Materials to add post height up to 8 feet from grade (total posts)	93	\$	24.61	\$ 2,288.73
Labor and Misc Materials install new rails with 8-foot 1x6 board-on-board	7	\$	1,019.36	\$ 7,135.52
Total number of 1x6 Cedar pickets, board-on-board	1793	\$	7.80	\$ 13,985.40
Linear Feet of 2x4 treated pine (cedar costs 4x)	368	\$	7.24	\$ 2,664.32
New Top Cap (2x6 Cedar) and New Runner below (1x4 Cedar)	703	\$	7.46	\$ 5,244.38
New Fence hardware (brackets, nails, screws, caps) per post	93	\$	12.41	\$ 1,154.13
Add 6" (max) to 10" wide Footer between 7035-7063 Bethlehem Dr (/LF)	336	\$	20.28	\$ 6,814.08
Stain Exterior and Top of Fence (703 LF x 8.5 LF = 5,976 SF)	5976	\$	1.21	\$ 7,230.96
Section 2: Bay Shore Ln to Seaport Dr	815	\$	-	\$
Demo and Haul existing fence (2.5 Days, Crew of 4)	2.5	\$	1,019.36	\$ 2,548.40
6 Loads to Haul to Dump, Around 20 Panels per load	6	\$	180.00	\$ 1,080.00
Labor and Materials to add post height up to 8 feet from grade (total posts)	112	\$	24.61	\$ 2,756.32
Labor and Misc Materials install new rails with 8-foot 1x6 board-on-board	8	\$	1,019.36	\$ 8,154.88
Total number of 1x6 Cedar pickets, board-on-board	2079	\$	7.80	\$ 16,216.20
Linear Feet of 2x4 treated pine (cedar costs 4x)	444	\$	7.24	\$ 3,214.56
New Top Cap (2x6 Cedar) and New Runner below (1x4 Cedar)	815	\$	7.46	\$ 6,079.90
New Fence hardware (brackets, nails, screws, caps) per post	112	\$	12.41	\$ 1,389.92
Stain Exterior and Top of Fence (815 LF x 8.5 LF = 6928 SF)	6928	\$	1.21	\$ 8,382.88
Section 3: Seaport Dr to 6911 Sea Harbor Dr	393	\$	-	\$
Demo and Haul existing fence (2.5 Days, Crew of 4)	1.5	\$	1,019.36	\$ 1,529.04
6 Loads to Haul to Dump, Around 20 Panels per load	3	\$	180.00	\$ 540.00
Labor and Materials to add post height up to 8 feet from grade (total posts)	52	\$	24.61	\$ 1,279.72
Labor and Misc Materials install new rails with 8-foot 1x6 board-on-board	4	\$	1,019.36	\$ 4,077.44
Total number of 1x6 Cedar pickets, board-on-board	1003	\$	7.80	\$ 7,823.40
Linear Feet of 2x4 treated pine (cedar costs 4x)	204	\$	7.24	\$ 1,476.96
New Top Cap (2x6 Cedar) and New Runner below (1x4 Cedar)	393	\$	7.46	\$ 2,931.78
New Fence hardware (brackets, nails, screws, caps) per post	52	\$	12.41	\$ 645.32
Stain Exterior and Top of Fence (393 LF x 8.5 LF = 3,341 SF)	3341	\$	1.21	\$ 4,042.61
Number of Pickets per Linear Foot (2.55 average)	2.55	\$	-	\$ -
370 Pickets per 145 Linear Feet (average spacing)	0	\$	-	\$ -

TOTAL DAYS of WORK, Approximate	36	\$	-	\$	-
Project Manager Oversight Labor	1	\$	-	\$	-

SUBTOTAL Section 1: Grandway Dr to Bay Shore Ln	\$ 49,965.92
SUBTOTAL Section 2: Bay Shore Ln to Seaport Dr	\$ 49,823.06
SUBTOTAL Section 3: Seaport Dr to 6911 Sea Harbor Dr	\$ 24,346.27

Total for Above Work **\$ 124,135.25**

Total price includes labor, equipment and materials to be installed in a good workmanlike manner.

Regino Martinez Thursday, October 26, 2023
 Submitted by (Regino Martinez, General Contractor) Date

OWNER ACCEPTANCE

Owner does accept the above scope of work and proposed estimate; to be completed in above listed timeframe for the amount listed above on Total Job Cost. Any alteration or deviation from above specifications involving extra labor and/or materials costs become an extra charge over the agreed amount. No statement, arrangement, or understanding, expressed or implied not contained herein will be recognized. All materials are guaranteed to be as specified and to carry manufacturer's warranty. Proposal may be withdrawn if not accepted within 30 days.

Property Owner (or Authorized Representative) Date
 DIGITAL ACCEPTANCE OK



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/09/2023

REQUESTER: Brent Toncray

PRESENTER: Ken Self, PID Board President

TITLE: Discuss the Proposed Addition of a Grand Prairie Community Center within the Peninsula PID

ANALYSIS: