



CITY OF GRAND PRAIRIE

SOUTHWEST VILLAGE
PUBLIC IMPROVEMENT DISTRICT BOARD MEETING
BETTY WARMACK LIBRARY
760 BARDIN ROAD
GRAND PRAIRIE, TX 75052
TUESDAY, OCTOBER 18, 2022, 6:30PM

AGENDA

The meeting will be held at 760 Bardin Road, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website (www.gptx.org/pid) for those who would like to view it in its entirety.

CALL TO ORDER

CITIZENS' FORUM/CITIZEN COMMENTS

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

AGENDA ITEMS

Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

1. Introductions

2. Open Meetings Act Presentation

3. Consider Minutes of:

- August 15, 2022

4. Projects:

- **Holiday Décor**

- i. **Consider proposal for holiday décor at Timberlake Drive and Preakness Drive from:**

- John Garner, \$750.00 three wreaths (battery operated) or \$320.00 for unlit garland and wreaths (same as last year)
 - Exterior Appeal, \$299.25 for garland (unlit). \$549.25 for garland and two wreaths (unlit)

- **Wall Maintenance Improvements and/or Maintenance – Timberlake Drive and Preakness Drive**

- i. **Consider proposal from Future Outdoors for 742' RhinoRock concrete fence and mow strip, \$129,958.00.**

5. Nomination and Election of Advisory Board Member

- **One Position**

6. Selection of Officers

- **President**
- **Vice President**
- **Secretary/Treasurer**

7. Budget and Financial Reports

8. Next Meeting Date

CITIZENS' FORUM/CITIZEN COMMENTS

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

ADJOURNMENT

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Southwest Village PID Board meeting agenda was prepared and posted October 13, 2022.



Lee Harriss, Special District Administrator



Southwest Village Public Improvement District #14
Advisory Board Meeting Minutes

August 15, 2022

Advisory Board Members Present: Patricia Wren, President - absent
Michael Tunnell, Secretary/Treasurer - present
Nina Cooper, Vice President - present

Others Present: Robin Willits, FirstService Residential
Lee Harriss, City of Grand Prairie PID Administrator

The Board of Directors of the Southwest Village PID #14 held an Advisory Board Meeting on August 15, 2022, at the Airport, 3116 S Great Southwest Parkway, Grand Prairie, Texas.

CALL TO ORDER/ESTABLISHMENT OF QUORUM: The meeting was called to order at 7:44PM.

CITIZENS' FORUM/CITIZEN COMMENTS: No citizens present.

WELCOME AND INTRODUCTIONS: Management introduced the Advisory Board, FirstService representatives, and City of Grand Prairie representatives.

APPROVAL OF MEETING MINUTES: Management presented a copy of the March 30, 2022, meeting minutes to the membership present. Nina Cooper made a motion to approve the meeting minutes as presented. Michael Tunnell seconded. All approved. Motion carried.

LANDSCAPE: Timberlake Drive and Preakness Drive

- a. Consider color selection for flowerbeds: Manager will send via email color options to Patricia Wren and Nina Cooper for their selection.
- b. Consider proposal from BrightView for removal of dead tree on Preakness, \$1,072. Michael Tunnell made a motion to remove the dead pear tree. Nina Cooper seconded. All approved. Motion carried

WALL MAINTENANCE IMPROVEMENTS AND/OR MAINTENANCE: Timberlake Drive and Preakness Drive

- a. Consider proposal from Future Outdoors for 568' RhinoRock concrete fence and mow strip, \$99,682. Board needs more clarification on length of feet \$100,000.00 will get. The proposal states 568' but when it is measured, it is more than that. Manager to reach out to Jim West for clarification as he is the one who presented this to the PID.
- b. Consider agreement to borrow up to \$100,000 from the City of Grand Prairie to be repaid over 20 years (\$5,000/yr) without interest. Michael Tunnell made a motion to accept the City's proposal and add \$30,000 from the PID fund—total available for wall will be \$130,000. Nina Cooper seconded. All approved. Motion Carried.

FINANCIAL REPORT: Lee Harriss presented financial report to the board.

CONSIDER FY 2023 BUDGET AND ASSESSMENT RATE:

- a. Rate to remain unchanged at \$0.19 per \$100 of appraised value for FY 2023.
- b. Beautification to consider for FY2023 budget: Michael Tunnell motioned to approve moving the picnic table and trash can in the Preakness Park in FY2022 but to table all beautification improvements for FY2023. Nina Cooper seconded. All approved. Motion carried.

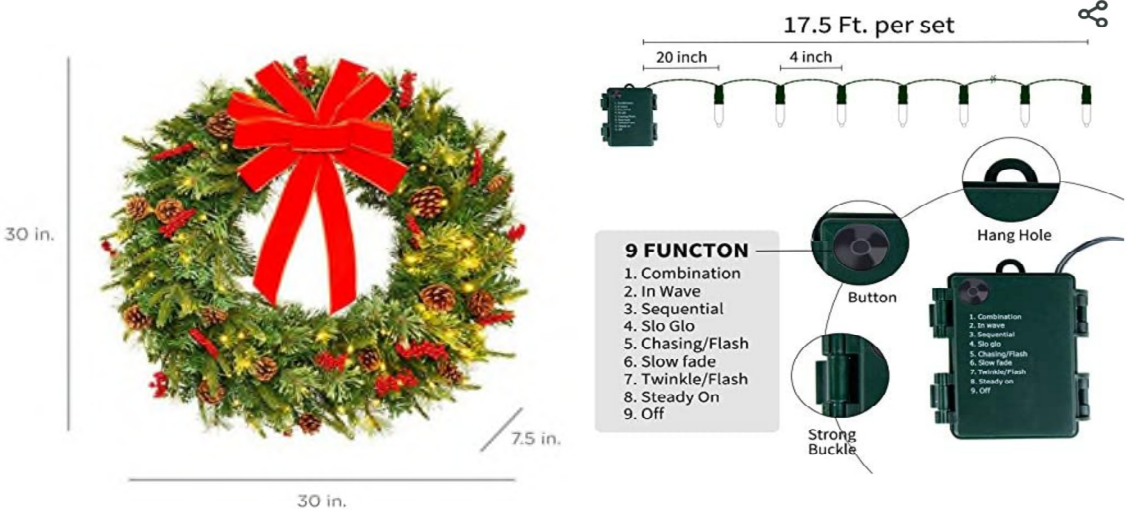
SCHEDULE OF MEETINGS/NEXT MEETING DATE: Management will set next Advisory Board meeting in October. This will be the annual meeting.

CITIZEN FORUM AND OPEN DISCUSSION – No citizens present.

ADJOURNMENT: With no further business, the meeting was adjourned at 8:48 PM.

Proposal from John Garner for Holiday Décor at Southwest Village PID

1. Battery Operated Wreaths (3): \$750.00



2. Garland and wreaths (same as last year) unlit: \$320.00

Exterior Appeal

PO Box 136635
 Ft. Worth, TX 76136-0635

Estimate

Date	Estimate #
10/6/2022	6721

Name / Address
First Service 1240 Keller Parkway Suite #200 Keller, TX 76248

Due Date	Project
10/6/2022	SVRW1022-Christmas22

Description	Qty	Total
Southwest Village PID- Robin Willits		
@ Timberland & Preakness		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	2	120.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
TAKEDOWN	1	150.00
Total		\$299.25

Exterior Appeal

PO Box 136635
 Ft. Worth, TX 76136-0635

Estimate

Date	Estimate #
10/6/2022	6721

Name / Address
First Service 1240 Keller Parkway Suite #200 Keller, TX 76248

Due Date	Project
10/6/2022	SVRW1022-Christmas22

Description	Qty	Total
Southwest Village PID- Robin Willits		
@ Timberland & Preakness		
9' X 14"Unlit FRASER FIR GARLAND, 280 tips/INSTALLED	2	120.00
SMALL DELUXE OUTDOOR WIRED VELVET BOW RED/INSTALL	3	29.25
36' Unlit DELUX FRASER FIR WREATH INSTALLED	2	250.00
MEDIUM DELUX OUTDOOR WIRED VELVET BOW RED/INSTALL	1	150.00
TAKEDOWN		

	Total	\$549.25
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Proposal

Job Name: **Southwest Village PID** Date: 09/14/22

Customer: Southwest Village PID	C/O Jim West
Street: <i>Preakness Dr.</i>	Fax number:
City: Grand Prairie, TX	Alternate numbers:
Phone: 972-237-8966	Email: jwest@gptx.org

Color	Rhino Rock	None	
Footage	Height & Description	Price/unit	Extended Price
Bid Item #7	742 8' Tall RhinoRock Concrete Fence	153.12	\$ 113,615.04
	RhinoRock is a Fiberglass reinforced Concrete fence with a Polystyrene core.		\$ -
	6' Stone Look Panel on top of a 2' tall smooth surface knee wall extension panel		\$ -
			\$ -
			\$ -
Bid Item #8	742 Concrete Mow strip beneath fence	17.81	\$ 13,215.02
			\$ -
			\$ -
			\$ -
			\$ -
	Fence painted. Customer to select color		\$ -
Fence Permit	NOT INCLUDED		NOT INCLUDED
Engineering Docs	1 Site Specific Engineering Documents	850.00	\$ 850.00
		Tax @ 8.25%	Tax Excluded
		Sub-total	\$ 127,680.06
		Included	Included
Painting	742 Fence painted. Customer to select color		\$ -
Installation	742 Included		\$ -
			\$ -
Bid Item #1	742 Remove and Dispose of Existing Wood Fence	3.07	\$ 2,277.94
		Job total	\$ 129,958.00
			\$ -
			\$ -

ADDITIONAL CHARGE FOR COLORS

Any warranties on material comes from the manufacturer and not from Future Outdoors, LLC.
 It is agreed that all material is considered purchased upon signature of the contract.
 It is agreed that 50% of the purchased price is due upon execution of the contract and the balance is due upon completion of installation.
 This proposal will be honored for 30 days from the proposal date.
 Please verify that this proposal accurately reflects the work you are requesting by initialing below.

Future Outdoors, LLC	Customer
Date	Date

09/14/22

Customer: Southwest Village PID
 Street: Preakness Dr.
 City: Grand Prairie, TX
 Tele #: 972-237-8966
 Color: Rhino Rock

Post Cap

Bid Breakdown

Cost Breakdown

			\$ -		\$ -	\$ -
Bid Item #7	742	153.12	\$ 113,615.04	\$ 83.10	\$ 61,660.20	\$ 51,954.84
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
Bid Item #8	742	17.81	\$ 13,215.02	\$ 17.00	\$ 12,614.00	\$ 601.02
			\$ -		\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ 300.00	\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
Fence Permit			\$ -	\$ -	\$ -	\$ -
Engineering Docs	1	850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ -
				Tax @ 8.25%		\$ -
\$		127,680.06	\$ 127,680.06	Sub-total	\$ 75,124.20	\$ 52,555.86
Painting	742		\$ -	\$ 4.02	\$ 2,982.84	\$ (2,982.84)
Installation	742		\$ -	\$ 18.00	\$ 13,356.00	\$ (13,356.00)
			\$ -		\$ -	\$ -
Bid Item #1	742	3.07	\$ 2,277.94	\$ 1.75	\$ 1,298.50	\$ 979.44
			\$ 129,958.00		\$ 92,761.54	\$ 37,196.46
			\$ -	\$ -	\$ -	\$ -
Commission			\$ -	\$ -	\$ -	\$ -
Total less commis			\$ -	\$ -	\$ 92,761.54	\$ 37,196.46
Mat/Labor Margins	0.40	0.29	\$ 175.15		125.02	\$ 50.13
Materials Margins	0.70	0.41	\$ 172.08			
	MU	Gr Profit	Per Foot		Cost	Profit

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 14
Southwest Village
Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.19 per \$100 of appraised value.
The FY 2022 rate was \$0.19 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$37,579,848	\$ 0.19	\$ 71,402		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 20,000	\$ 2,811	\$ 20,903	\$ 44,910	\$ 75,532
P.I.D. Assessment	42620	\$ 71,402	\$ 78,542	\$ 86,396	\$ 95,036	\$ 104,539
Transfer in-Contingency**		100,000	-	-	-	-
TOTAL INCOME		\$ 171,402	\$ 78,542	\$ 86,396	\$ 95,036	\$ 104,539
Amount Available		\$ 191,402	\$ 81,352	\$ 107,299	\$ 139,946	\$ 180,071

EXPENSES:						
Description		2023	2024	2025	2026	2027
Office Supplies	60020	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20
Decorations	60132	800	800	800	800	800
Beautification	60490	5,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	2,000	2,000	2,000	2,000	2,000
Mowing Contractor	61225	18,736	19,298	19,877	20,473	21,087
Collection Service	61380	394	394	394	394	394
Misc.	61485	700	700	700	700	700
Admin./Management	61510	11,422	11,993	12,592	13,222	13,883
Postage	61520	20	20	20	20	20
Electric Power	62030	420	441	463	486	511
Water Utility	62035	7,350	7,718	8,103	8,509	8,934
Irrigation System Maint.	63065	3,500	3,675	3,859	4,052	4,254
Playground/Picnic Area Maintenance	63135	2,800	2,940	3,087	3,241	3,403
Decorative Lighting Maintenance	63146	200	210	221	232	243
Property Insurance Premium	64080	80	84	88	93	97
Liability Insurance Premium	64090	150	158	165	174	182
Fencing**	68061	130,000	-	-	-	-
Trsf to Contingency Fund**		5,000	5,000	5,000	5,000	5,000
TOTAL EXPENSES		\$ 188,591	\$ 60,449	\$ 62,389	\$ 64,414	\$ 66,529
Ending Balance*		\$ 2,811	\$ 20,903	\$ 44,910	\$ 75,532	\$ 113,542

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$190	
\$150,000	\$285	
\$200,000	\$380	Avg. Property Value: \$ 295,904
\$250,000	\$475	Avg. Property Assessment: \$ 562
\$300,000	\$570	No. of Properties: 127

*Future fence replacement
**RhinoRock: \$100,000--\$5,000/year for 20 years

Budget/Actual Report for Fiscal 2022
322492
Southwest Village Public Improvement District
as of 9/30/22 Preliminary

	<u>10/1/2021 - 9/30/2022</u>				<u>Current</u> <u>Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
SVPID 322492					
Beginning Resource Balance	45,000	50,170.53			
Revenues					
Spec Assess Delinquent	42610	-	112.68	112.68	0%
Special Assessment Income	42620	52,656	52,407.15	(248.85)	100%
Interest On Pid Assessment	42630	-	(11.48)	(11.48)	0%
Devlpr Particip/Projects	46110	-	-	-	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop	49686	-	2,385.00	2,385.00	0%
Trsf In/Parks Venue (3170)	49780	-	-	-	0%
Total Revenues	52,656	54,893.35	2,237.35	104%	0.01
Expenditures					
Office Supplies	60020	20	-	20.00	0%
Decorations	60132	800	320.00	480.00	40%
Public Relations	60160	-	-	-	0%
Beautification	60490	4,500	25,478.45	(20,978.45)	566%
Wall Maintenance	60776	2,000	14,520.00	(12,520.00)	726%
Mowing Contractor	61225	18,190	9,371.84	8,818.16	52%
Legal Services	61360	-	-	-	0%
Collection Services	61380	368	393.70	(25.70)	107%
Miscellaneous Services	61485	700	23.00	677.00	3%
Fees/Administration	61510	10,383	9,518.08	864.92	92%
Postage And Delivery Charges	61520	20	-	20.00	0%
Light Power Service	62030	400	306.97	93.03	77%
Water/Wastewater Service	62035	7,000	6,953.92	46.08	99%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	3,500	1,299.83	2,200.17	37%
Playgrounds/Picnic Areas Maint	63135	2,800	-	2,800.00	0%
Decorative Lighting Maintenan	63146	200	-	200.00	0%
Property Insurance Premium	64080	70	71.00	(1.00)	101%
Liability Insurance Premium	64090	150	130.95	19.05	87%
Fencing	68061	20,000	-	20,000.00	0%
Row/Easement Title Purchase	68091	-	-	-	0%
Architect/L/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	71,101	68,387.74	2,713.26	96%	5,764.60
Ending Resource Balance	26,555	36,676.14			

Southwest Village Public Improvement District

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