



**CITY OF GRAND PRAIRIE**  
**LONE STAR MEADOWS PUBLIC IMPROVEMENT DISTRICT**  
**BOARD MEETING**  
**GRAND PRAIRIE MUNICIPAL AIRPORT**  
**3116 S GREAT SOUTHWEST PARKWAY**  
**WEDNESDAY, NOVEMBER 17, 2021, 6:30 PM**

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## **AGENDA**

*The meeting will be held at Grand Prairie Municipal Airport, 3116 S Great Southwest Parkway, Grand Prairie, Texas. The complete agenda packet has been posted on the city's website ([www.gptx.org/pid](http://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 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. Approve Meeting Minutes**

- May 13, 2021

#### **2. Open Meetings Act**

#### **3. PID Management Report and Projects/Contracts:**

- A. Landscape improvements and/or maintenance - Waterwood Drive and Mayfield Road
- B. Landscape improvements and/or maintenance of flowerbeds and entry monuments - Waterwood Drive and Mayfield Road
- C. Tree trimming - Waterwood Drive and Mayfield Road
- D. Lighting improvements and/or maintenance – Waterwood Drive and Mayfield Road
- E. Holiday decorations – Waterwood Drive and Mayfield Road
- F. Vinyl Fence Repairs - Waterwood Drive
- G. Brick Wall - Mayfield Road - Proposals for repairs or replacement:
  - Repair brick walls
  - Replacement with brick

- Replacement with Rhino Rock

H. Traffic Signal Box Art – Intersection of Mayfield Road and Waterwood Drive

**4. Budget to Actual Reports and FY 2022 Budget**

- 9/30/20
- 9/30/21

**5. Advisory Board Nomination and Election**

- Two Board Positions

**6. Selection of Officers**

- President
- Vice President
- Secretary/Treasurer

**7. 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 Lone Star Meadows PID Board meeting agenda was prepared and posted November 10, 2021.*



*Lee Harriss, Special District Administrator*

**LONE STAR MEADOWS PID  
BOARD MEETING MINUTES**

**Thursday, May 13, 2021**

**6:30 pm**

**Teleconference**

- 1) Introductions - The meeting was called to order at 6:44 pm. Present included board members Mike Hernandez and Isam Tabani and others— Debbie Landess, Goodwin & Company and Lee Harriss, City of Grand Prairie. Absent was board member Johnnie Durham.
- 2) PID Management Report and Projects/Contracts:
  - a. Landscape improvements and/or maintenance – LandWorks is there every week and is checking in.
  - b. Landscape improvements and/or maintenance of flowerbeds and entry monuments – Flowers were recently replaced.
  - c. Tree Trimming – Ms. Landess is requesting a bid. The crepe myrtles on Waterwood need to be trimmed.
  - d. Lighting improvements and/or maintenance – Streetlights that are out can be reported to 972-237-8527.
  - e. Wall/Fence Repairs/Replacement
    - i. Vinyl fence – crossbar repairs are needed. Ms. Landess is requesting bids.
    - ii. Mayfield wall replacement proposals:
      1. Future Outdoors (concrete wall) \$241,991
      2. Classic Construction (brick wall) \$753,768
      3. Ms. Landess will request more quotes for brick wall repairs.
- 3) Financial Update - Ms. Harriss reviewed the financial report.
- 4) Citizen Comments/Citizens' Forum – There were no citizen comments.
- 5) Adjourn - The meeting was adjourned at 7:13 pm.



# Proposal

Job Name: Lone Star Meadows

Date:

11/13/19

<b>Customer:</b> Cornerstone Assoc Mgmt Services-Debbie	<b>Fax number:</b>  <b>Alternate numbers:</b>  <b>Email</b> <a href="mailto:Camscs@cornerstoneams.com">Camscs@cornerstoneams.com</a>
<b>Street:</b> P.O. Box 191185	
<b>City:</b> Dallas, Texas 75219	
<b>Phone:</b> 214-520-0099	

Color		<b>Rhino Rock</b>		Post Caps	
Footage	Height & Description	Price/unit	Extended Price		
1961	<b>Furnish and Install 6 ft Rhino Rock Pre Cast Concrete Wall</b>	69.00	\$ 135,309.00	\$	-
			\$		-
			\$		-
1961	Concrete Mow Strip Beneath Fence	15.00	\$ 29,415.00	\$	-
			\$		-
2	Sign Inserts-High Density Urethane Sign at Mayfield and Waterwood	1465.00	\$ 2,930.00	\$	-
			\$		-
			\$		-
	***Visibility Clips Included***		\$		-
			\$		-
			\$		-
1	Engineer Fee if Needed	800.00	\$ 800.00	\$	-
			\$		-
			\$		-
			\$		-
1961	<b>Painting</b>	3.50	\$ 6,863.50	\$	-
1961	<b>Installation</b>	13.00	\$ 25,493.00	\$	-
1961	<b>Demo and Removal Concrete Footer</b>	3.00	\$ 5,883.00	\$	-
1961	<b>Demo and Removal of Brick Wall</b>	18.00	\$ 35,298.00	\$	-
<b>Job total</b>			<b>\$ 241,991.50</b>	\$	-
			\$		-
			\$		-
			\$		-

**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 signing below.

Future Outdoors, LLC	4	Customer
Date		Date

## Lee Harriss

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**From:** Lee Harriss  
**Sent:** Friday, November 5, 2021 11:44 AM  
**To:** Lee Harriss  
**Subject:** Public Improvement Districts - Round 3 of the Traffic Signal Box Public Art Project

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Dear PID Board Members,

You have probably seen decorated Traffic Signal Boxes (TSBs) at some of the intersections in Grand Prairie (some examples are shown below). Well, the City is getting ready to publish a Call for Artists for the next round of TSBs with themes of “hearts” and “purple martins”!

Would your PID like to fund its own TSBs with a special theme? If so, we could include your theme in this upcoming Call for Artists.

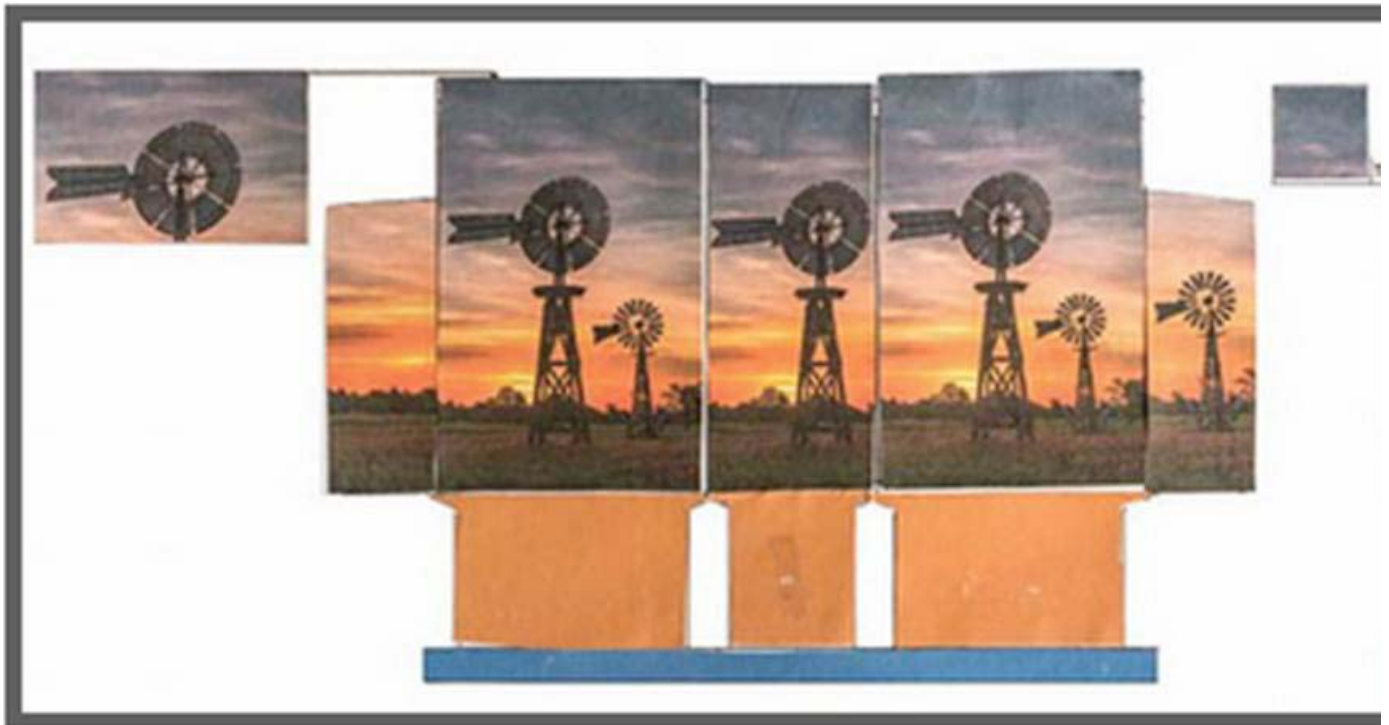
Of course, the TSB must be located within the boundaries of your PID.

Please let me know if you would like to participate.

[https://www.gptx.org/about-us/public-art/2018-traffic-signal-box-winners#ad-image-2:](https://www.gptx.org/about-us/public-art/2018-traffic-signal-box-winners#ad-image-2)

# Traffic Signal Box Public Art Project Winners

Updated on 10/15/2019 3:30 PM



Thank you,

Lee Harriss, CPA  
Special District Administrator  
Finance Department  
City of Grand Prairie  
972-237-8091  
PO Box 534045  
Grand Prairie, TX 75053-4045

**Sign up to receive e-mail notifications when the PID meeting schedule has been updated. [Click here](#), enter your e-mail address, and select "Public Improvement Districts."**

**[www.gptx.org/pid](http://www.gptx.org/pid)**

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 16**  
**Lone Star Meadows**  
**Five Year Service Plan 2022 - 2026 BUDGET**

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.  
Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue
<b>Appraised Value</b>	\$109,746,570	\$ 0.085	\$ 93,285

Description	Account	2022	2023	2024	2025	2026
<b>Beginning Balance (Estimated)</b>		<b>\$ 274,000</b>	<b>\$ 314,395</b>	<b>\$ 355,474</b>	<b>\$ 397,232</b>	<b>\$ 439,666</b>
P.I.D. Assessment	42620	\$ 93,285	\$ 94,217	\$ 95,160	\$ 96,111	\$ 97,072
City Contribution	49780	694	694	694	694	694
<b>TOTAL INCOME</b>		<b>\$ 93,979</b>	<b>\$ 94,911</b>	<b>\$ 95,854</b>	<b>\$ 96,805</b>	<b>\$ 97,766</b>
<b>Amount Available</b>		<b>\$ 367,979</b>	<b>\$ 409,307</b>	<b>\$ 451,327</b>	<b>\$ 494,037</b>	<b>\$ 537,432</b>

<b>EXPENSES:</b>		2022	2023	2024	2025	2026
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	750	750	750	750	750
Beautification	60490	10,000	10,000	10,000	10,000	10,000
Wall Maintenance	60776	10,000	10,000	10,000	10,000	10,000
Mowing Contractor	61225	13,671	13,671	13,671	13,671	13,671
Collection Service (\$2.90/Acct)	61380	1,302	1,302	1,302	1,302	1,302
Miscellaneous Services	61485	50	50	50	50	50
Fees/Administration	61510	6,600	6,600	6,600	6,600	6,600
Postage	61520	260	260	260	260	260
Electric Power	62030	-	-	-	-	-
Water Utility	62035	5,000	5,250	5,513	5,788	6,078
Irrigation System Maint.	63065	5,000	5,000	5,000	5,000	5,000
Roadway Markings/Signs Maint	63115	300	300	300	300	300
Decorative Lighting Maintenance	63146	-	-	-	-	-
Property Insurance Premium	64080	400	400	400	400	400
Liability Insurance Premium	64090	150	150	150	150	150
Fencing	68061	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>53,583</b>	<b>53,833</b>	<b>54,096</b>	<b>54,371</b>	<b>54,661</b>
<b>Ending Balance*</b>		<b>\$ 314,395</b>	<b>\$ 355,474</b>	<b>\$ 397,232</b>	<b>\$ 439,666</b>	<b>\$ 482,771</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$150,000	\$ 128		
\$200,000	\$ 170		
\$225,000	\$ 191	Avg. Property Value:	\$ 244,424
\$250,000	\$ 213	Avg. Property Assessment:	\$ 208
\$275,000	\$ 234	No. of Properties:	449
\$300,000	\$ 255		

\*Future brick wall replacement in 2-7 years--estimated cost \$210,000-\$782,000 depending on design.  
Estimate for Rhino Rock fence 11/13/19 \$241,991.50

<p><b>Budget/Actual Report for Fiscal 2021</b>  <b>322692</b>  <b>Lone Star Meadows Public Improvement District</b>  <b>as of 9/30/21 Preliminary</b></p>
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	10/1/2020 - 9/30/2021			Current Month
	Budget	Actual	Difference	
		LSPID		
		322692		
<b>Beginning Resource Balance</b>	211,000	216,260.05		
<b>Revenues</b>				
Spec Assess Delinquent	42610	-	373.07	-
Special Assessment Income	42620	90,201	90,037.22	(10.04)
Interest On Pid Assessment	42630	-	401.73	(1.99)
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	694	693.96	57.83
	<b>90,895</b>	<b>91,505.98</b>	<b>610.98</b>	<b>45.80</b>
<b>Total Revenues</b>				
<b>Expenditures</b>				
Office Supplies	60020	100	-	100.00
Decorations	60132	750	675.00	75.00
Beautification	60490	10,000	96.00	9,904.00
Graffiti Cleanup	60775	-	-	-
Wall Maintenance	60776	10,000	4,574.56	5,425.44
Professional Engineering Servi	61041	-	-	-
Mowing Contractor	61225	13,671	14,433.00	(762.00)
Legal Services	61360	-	-	-
Collection Services	61380	1,235	1,234.75	0.25
Miscellaneous Services	61485	50	-	50.00
Fees/Administration	61510	6,600	6,300.00	300.00
Postage And Delivery Charges	61520	260	-	260.00
Light Power Service	62030	-	-	-
Water/Wastewater Service	62035	5,000	3,182.48	1,817.52
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	5,000	2,440.00	2,560.00
Roadway Markings/Signs Maint	63115	300	-	300.00
Decorative Lighting Maintenanc	63146	-	-	-
Property Insurance Premium	64080	350	348.00	2.00
Liability Insurance Premium	64090	125	96.85	28.15
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
	<b>53,441</b>	<b>33,380.64</b>	<b>20,060.36</b>	<b>5,828.57</b>
<b>Total Expenditures</b>				
<b>Ending Resource Balance</b>	<b>248,454.00</b>	<b>274,385.39</b>		

**Lone Star Meadows Public Improvement District**

These are Lone Star Meadows PID assessments collected from PID residents to pay for PID maintenance.



<p><b>Budget/Actual Report for Fiscal 2020</b>  <b>322692</b>  <b>Lone Star Meadows Public Improvement District</b>  <b>as of 9/30/20</b></p>
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	<b>10/1/2019 - 9/30/2020</b>			<b>Current</b>
	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>	<b>Month</b>
		<b>LSPID</b>		
		<b>322692</b>		
<b>Beginning Resource Balance</b>	<b>158,000</b>	<b>159,161.18</b>		
<b>Revenues</b>				
Spec Assess Delinquent	42610	-	161.87	31.60
Special Assessment Income	42620	82,631	81,923.16	(56.11)
Interest On Pid Assessment	42630	-	151.74	17.29
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	614	614.03	51.17
<b>Total Revenues</b>	<b>83,245</b>	<b>82,850.80</b>	<b>(394.20)</b>	<b>43.95</b>
<b>Expenditures</b>				
Office Supplies	60020	100	-	100.00
Decorations	60132	750	675.00	75.00
Beautification	60490	10,000	1,408.20	8,591.80
Graffiti Cleanup	60775	-	-	-
Wall Maintenance	60776	10,000	300.00	9,700.00
Professional Engineering Servi	61041	-	-	-
Mowing Contractor	61225	13,059	9,371.50	3,687.50
Legal Services	61360	-	-	-
Collection Services	61380	1,235	1,234.75	0.25
Miscellaneous Services	61485	50	-	50.00
Fees/Administration	61510	6,600	5,750.00	850.00
Postage And Delivery Charges	61520	260	-	260.00
Light Power Service	62030	-	-	-
Water/Wastewater Service	62035	4,800	4,930.77	(130.77)
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	5,000	1,430.00	3,570.00
Roadway Markings/Signs Maint	63115	-	232.98	(232.98)
Decorative Lighting Maintenanc	63146	-	-	-
Property Insurance Premium	64080	325	324.00	1.00
Liability Insurance Premium	64090	125	94.73	30.27
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
<b>Total Expenditures</b>	<b>52,304</b>	<b>25,751.93</b>	<b>26,552.07</b>	<b>4,387.16</b>
<b>Ending Resource Balance</b>	<b>188,941.00</b>	<b>216,260.05</b>		

**Lone Star Meadows Public Improvement District**

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