



**CITY OF GRAND PRAIRIE**  
**LONE STAR MEADOWS**  
**PUBLIC IMPROVEMENT DISTRICT BOARD MEETING**  
**GRAND PRAIRIE MEMORIAL LIBRARY**  
**901 CONOVER DR., GRAND PRAIRIE, TX 75051**  
**THURSDAY, NOVEMBER 10, 2022, 6:30 PM**

---

## **AGENDA**

*The meeting will be held at Grand Prairie Memorial Library, 901 Conover Dr., 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 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. Consider Minutes of:**

- Oct. 20, 2022

#### **3. Projects:**

- **Consider proposal from Future Outdoors for construction of Mayfield Road Brick Wall- 10/25/2022, \$301,220.50**
- **Holiday decorations – Mayfield and Waterwood**
- **Landscaping:**
  - i. Irrigation Reports, Mowing, Flowerbeds**
  - ii. Scope of work: Areas to be mowed: Mayfield, Waterwood, and electric easement**

#### **4. Budget and Financial Reports**

#### **5. 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 7, 2022.*



---

*Lee Harriss, Special District Administrator*

**LONE STAR MEADOWS PID  
ANNUAL MEETING MINUTES  
Grand Prairie Memorial Library  
901 Conover Dr.  
October 20, 2022  
6:30 PM**

- 1) Introductions - The meeting was called to order at 6:34 pm. Present included board members Mike Hernandez, Isam Tabani, Shaquandi Eaves, and others— Cheri Wheeler, Goodwin & Company, Lee Harriss, City of Grand Prairie, Akeem Ayinde, City of Grand Prairie, and others.
- 2) Citizen Comments/Citizens' Forum – There were no citizen comments.
- 3) The minutes of November 17, 2021 were approved.
- 4) Discussion of Brick Wall - Mayfield Road – Cheri will have the proposal updated.
- 5) Budget to actual reports and FY 2023 budget – reports were reviewed.
- 6) Advisory board nomination and election – Isam Tabani was nominated to the board by acclamation.
- 7) Selection of Officers
  - a. President - Mike Hernandez
  - b. Vice President - Isam Tabani
  - c. Secretary/Treasurer - Shaquandi Eaves
- 8) Next Meeting Date: 11/10/22, 6:30 pm
- 9) Citizen Comments/Citizens' Forum – A citizen inquired about the F&G Committee meeting on 9/6/22.
- 5) Adjourn - The meeting was adjourned at 7:17 pm.



# Proposal

Job Name:

Date:

10/25/22

|   |   |
|---|---|
| <b>Customer:</b> Lonestar Meadows PID C/O Cheri Wheeler | <b>Fax number:</b><br><b>Alternate numbers:</b><br><b>Email</b> |
| <b>Street:</b>  |   |
| <b>City:</b> Grand Prairie, TX                          |   |
| <b>Phone:</b>   |   |

| Color  |   | Customer Choice | Post Caps        |                      |
|--|---|-----------------|------------------|----------------------|
| Footage  | Height & Description  |                 | Price/unit       | Extended Price       |
| 1961   | Furnish and Install 6' Tall Rhinorock Precast Concrete Fence.       |                 | 85.00            | \$ 166,685.00        |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
| 1961   | Concrete Mow Strip Beneath Fence                                    |                 | 24.00            | \$ 47,064.00         |
|  |   |                 |                  | \$ -                 |
|  |   |                 |                  | \$ -                 |
| 2  | Extra post Cap  |                 | 495.00           | \$ 990.00            |
|  |   |                 |                  | \$ -                 |
| 1  | Engineering Fee if required   |                 | 800.00           | \$ 800.00            |
|  |   |                 |                  | \$ -                 |
| 2  | Sign Inserts - High Density Urethane Sign at Mayfield and Waterwood |                 | 2150.00          | \$ 4,300.00          |
| 1961   | Staining  |                 | 5.00             | \$ 9,805.00          |
| 1961   | Installation  |                 | 15.00            | \$ 29,415.00         |
| 1961   | Demo and Removal of Concrete Footer                                 |                 | 3.50             | \$ 6,863.50          |
| 1961   | Demo and Removal of Brick Wall                                      |                 | 18.00            | \$ 35,298.00         |
|  |   |                 | <b>Job total</b> | <b>\$ 301,220.50</b> |
| <b>Please Note: The estimate has changed due to the significant material and labor cost increases over the last 2 years and specifically over the last 8 months.</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 initialing below.

Future Outdoors, LLC

Customer

Date

Date

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 16**  
**Lone Star Meadows**  
**Five Year Service Plan 2023 - 2027 BUDGET**

**Income based on Assessment Rate of \$0.085 per \$100 of appraised value.**  
**The FY 2022 rate was \$0.085 per \$100 of appraised value**  
**Service Plan projects a 10% increase in assessed value per year.**

|                                      |                |                   |                   |                   |                   |                   |
|--------------------------------------|----------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>INCOME:</b>                       |                | Value             | Assess Rate       | Revenue           |                   |                   |
| <b>Appraised Value</b>               |                | \$140,490,900     | \$ 0.085          | \$ 119,417        |                   |                   |
| <b>Description</b>                   | <b>Account</b> | <b>2023</b>       | <b>2024</b>       | <b>2025</b>       | <b>2026</b>       | <b>2027</b>       |
| <b>Beginning Balance (Estimated)</b> |                | <b>\$ 329,000</b> | <b>\$ 89,874</b>  | <b>\$ 165,024</b> | <b>\$ 251,576</b> | <b>\$ 350,759</b> |
| P.I.D. Assessment                    | 42620          | \$ 119,417        | \$ 131,359        | \$ 144,495        | \$ 158,944        | \$ 174,839        |
| City Contribution                    | 49780          | 1,213             | 1,213             | 1,213             | 1,213             | 1,213             |
| <b>TOTAL INCOME</b>                  |                | <b>\$ 120,630</b> | <b>\$ 132,572</b> | <b>\$ 145,708</b> | <b>\$ 160,157</b> | <b>\$ 176,052</b> |
| <b>Amount Available</b>              |                | <b>\$ 449,630</b> | <b>\$ 222,446</b> | <b>\$ 310,732</b> | <b>\$ 411,734</b> | <b>\$ 526,810</b> |
| <b>EXPENSES:</b>                     |                |                   |                   |                   |                   |                   |
| <b>Description</b>                   |                | <b>2023</b>       | <b>2024</b>       | <b>2025</b>       | <b>2026</b>       | <b>2027</b>       |
| 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          | 15,180            | 15,939            | 16,736            | 17,573            | 18,451            |
| 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          | 6,930             | 7,277             | 7,640             | 8,022             | 8,423             |
| Postage                              | 61520          | 260               | 260               | 260               | 260               | 260               |
| Electric Power                       | 62030          | -                 | -                 | -                 | -                 | -                 |
| Water Utility                        | 62035          | 5,250             | 5,513             | 5,788             | 6,078             | 6,381             |
| Irrigation System Maint.             | 63065          | 5,000             | 5,250             | 5,513             | 5,788             | 6,078             |
| Roadway Markings/Signs Maint         | 63115          | 300               | 300               | 300               | 300               | 300               |
| Decorative Lighting Maintenance      | 63146          | -                 | -                 | -                 | -                 | -                 |
| Property Insurance Premium           | 64080          | 500               | 525               | 551               | 579               | 608               |
| Liability Insurance Premium          | 64090          | 150               | 158               | 165               | 174               | 182               |
| Fencing                              | 68061          | 303,984           | -                 | -                 | -                 | -                 |
| <b>TOTAL EXPENSES</b>                |                | <b>359,756</b>    | <b>57,422</b>     | <b>59,155</b>     | <b>60,975</b>     | <b>62,886</b>     |
| <b>Ending Balance*</b>               |                | <b>\$ 89,874</b>  | <b>\$ 165,024</b> | <b>\$ 251,576</b> | <b>\$ 350,759</b> | <b>\$ 463,925</b> |

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

|           |              |                           |            |
|-----------|--------------|---------------------------|------------|
| Value     | Yrly Assmnt. |                           |            |
| \$200,000 | \$ 170       |                           |            |
| \$250,000 | \$ 213       |                           |            |
| \$300,000 | \$ 255       | Avg. Property Value:      | \$ 312,897 |
| \$350,000 | \$ 298       | Avg. Property Assessment: | \$ 266     |
| \$400,000 | \$ 340       | No. of Properties:        | 449        |
| \$450,000 | \$ 383       |                           |            |

\*Future brick wall replacement in 1-6 years--estimated cost \$276,000-\$782,000 depending on design.

**Budget/Actual Report for Fiscal 2022**  
**322692**  
**Lone Star Meadows Public Improvement District**  
**as of 9/30/22 Preliminary**

|                                   | <u>10/1/2021 - 9/30/2022</u> |                   |                   |               | <u>Current Month</u> |
|-----------------------------------|------------------------------|-------------------|-------------------|---------------|----------------------|
|                                   | <u>Budget</u>                | <u>Actual</u>     | <u>Difference</u> | <u>% Used</u> |                      |
| LSPID<br>322692                   |                              |                   |                   |               |                      |
| <b>Beginning Resource Balance</b> | <b>274,000</b>               | <b>274,385.39</b> |                   |               |                      |
| <b>Revenues</b>                   |                              |                   |                   |               |                      |
| Spec Assess Delinquent            | 42610                        | -                 | 760.70            | 760.70        | 0%                   |
| Special Assessment Income         | 42620                        | 93,285            | 92,229.08         | (1,055.92)    | 99%                  |
| Interest On Pid Assessment        | 42630                        | -                 | 513.09            | 513.09        | 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                        | -                 | 3,180.00          | 3,180.00      | 0%                   |
| Trsf In/Parks Venue (3170)        | 49780                        | 694               | 694.00            | -             | 100%                 |
| <b>Total Revenues</b>             | <b>93,979</b>                | <b>97,376.87</b>  | <b>3,397.87</b>   | <b>104%</b>   | <b>101.92</b>        |
| <b>Expenditures</b>               |                              |                   |                   |               |                      |
| Office Supplies                   | 60020                        | 100               | -                 | 100.00        | 0%                   |
| Decorations                       | 60132                        | 750               | 675.00            | 75.00         | 90%                  |
| Beautification                    | 60490                        | 10,000            | 1,898.50          | 8,101.50      | 19%                  |
| Graffiti Cleanup                  | 60775                        | -                 | -                 | -             | 0%                   |
| Wall Maintenance                  | 60776                        | 10,000            | 5,630.00          | 4,370.00      | 56%                  |
| Professional Engineering Servi    | 61041                        | -                 | -                 | -             | 0%                   |
| Mowing Contractor                 | 61225                        | 13,671            | 10,459.00         | 3,212.00      | 77%                  |
| Legal Services                    | 61360                        | -                 | -                 | -             | 0%                   |
| Collection Services               | 61380                        | 1,302             | 1,302.10          | (0.10)        | 100%                 |
| Miscellaneous Services            | 61485                        | 50                | 51.52             | (1.52)        | 103%                 |
| Fees/Administration               | 61510                        | 6,600             | 6,350.00          | 250.00        | 96%                  |
| Postage And Delivery Charges      | 61520                        | 260               | -                 | 260.00        | 0%                   |
| Light Power Service               | 62030                        | -                 | -                 | -             | 0%                   |
| Water/Wastewater Service          | 62035                        | 5,000             | 4,343.07          | 656.93        | 87%                  |
| Bldgs And Grounds Maintenance     | 63010                        | -                 | -                 | -             | 0%                   |
| Irrigation System Maintenance     | 63065                        | 5,000             | 3,233.00          | 1,767.00      | 65%                  |
| Roadway Markings/Signs Maint      | 63115                        | 300               | -                 | 300.00        | 0%                   |
| Decorative Lighting Maintenan     | 63146                        | -                 | -                 | -             | 0%                   |
| Property Insurance Premium        | 64080                        | 400               | 421.00            | (21.00)       | 105%                 |
| Liability Insurance Premium       | 64090                        | 150               | 98.69             | 51.31         | 66%                  |
| Fencing                           | 68061                        | -                 | -                 | -             | 0%                   |
| Architect'L/Engineering Servcs    | 68240                        | -                 | -                 | -             | 0%                   |
| Landscaping                       | 68250                        | -                 | -                 | -             | 0%                   |
| Irrigation Systems                | 68635                        | -                 | -                 | -             | 0%                   |
| <b>Total Expenditures</b>         | <b>53,583</b>                | <b>34,461.88</b>  | <b>19,121.12</b>  | <b>64%</b>    | <b>3,229.61</b>      |
| <b>Ending Resource Balance</b>    | <b>314,396.00</b>            | <b>337,300.38</b> |                   |               |                      |

**Lone Star Meadows Public Improvement District**

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