



CITY OF GRAND PRAIRIE
FAIRWAY BEND PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
THURSDAY, NOVEMBER 7, 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) 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. Open Meetings Act Presentation

2. Approve Meeting Minutes

- November 11, 2021

3. Projects and contracts

- **Holiday Décor**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive

- **Landscape Maintenance**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive

- **Wall/Monument Maintenance**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive

- **Decorative Lighting Maintenance**
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive

- **Wrought Iron Street Lights**
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
 - Palace Drive
 - Kingsley Drive
 - Queenston Drive

- **Wrought Iron Street Sign Maintenance**
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
 - Palace Drive
 - Kingsley Drive
 - Queenston Drive

- **Decorative Lighting Maintenance**
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive

- **Security Cameras**
 - Kingsley Drive

- **Flashing Stop Signs**
 - Egyptian Way
 - Duncan Perry Rd.

4. Budget to Actual Report and FY 2023 Budget

5. Advisory Board Nomination and Election

- Three 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 Fairway Bend PID Board meeting agenda was prepared and posted November 4, 2022.



Lee Harriss, Special District Administrator

MINUTES OF
Fairway Bend PID Annual Meeting
Outlaw's Bar-B-Que
2334 S. Beltline Road
Grand Prairie, Texas
Thursday, November 11, 2021
6:30 PM

1) Introductions

The meeting was called to order at 6:41 pm. Present included PID President Michael Ferris, Cheryl Blasdel, and David Lugenbeel. Also present was Lee Harriss, Special District Administrator. Absent was board member Toni Cotti.

1. Citizens Forum

There were no citizen comments.

2. Approve Meeting Minutes of November 11, 2019

The minutes were approved.

3. Open Meetings Act

The Open Meetings Act was discussed.

4. Projects and contracts

• **Holiday Décor**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive
- Toni Cotti is decorating, and the board would like to spend more on decorations this year. Toni will be reimbursed for the cost of the decorations, and the PID does not reimburse for sales taxes.

• **Landscape Maintenance**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive
- Trees have been trimmed, and everything looks good. The PID uses xeriscaping, and the landscaper's pricing is very reasonable.
- Addition of a butterfly garden will be on the next agenda.

• **Wall/Monument Maintenance**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive
- New monument was constructed at Kingsley/Duncan Perry. A few trees had to be removed.

- The fence has been stained several times.
- Saving for fence replacement. It has been replaced once.
- **Wrought Iron Street Lights** – All look good.
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
 - Palace Drive
 - Kingsley Drive
 - Queenston Drive
- **Wrought Iron Street Sign Maintenance** – All look good.
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
 - Palace Drive
 - Kingsley Drive
 - Queenston Drive
- **Security Cameras**
 - Kingsley Drive
 - The police installed two, and they are still operating.
- **Flashing stop signs were discussed.**
 - Egyptian Way
 - Duncan Perry Rd.

5. Budget to Actual Reports and FY 2022 Budget

- 9/30/20
- 9/30/21
- 10/31/22
- Ms. Harriss reviewed the financial reports.

6. Advisory Board Nomination and Election

- Michael Ferris, Toni Cotti, and Cheryl Blasdel were reelected by acclamation.
- Teresa Guinn was nominated to fill the remaining term of Michael Beard.

7. Selection of Officers

- Michael Ferris - President
- Toni Cotti - Vice President

8. Citizens Forum - There were no citizen comments.

9. Adjournment - The meeting adjourned at 7:09 pm.

Budget/Actual Report for Fiscal 2022
321392
Fairway Bend 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>	
FBPID					
321392					
Beginning Resource Balance	13,000	15,516.93			
Revenues					
Spec Assess Delinquent	42610	-	265.24	265.24	0%
Special Assessment Income	42620	24,367	24,366.94	(0.06)	100%
Interest On Pid Assessment	42630	-	35.33	35.33	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	<u>1,015</u>	<u>1,015.00</u>	<u>-</u>	<u>100%</u>
Total Revenues	25,382	25,682.51	300.51	101%	85.00
Expenditures					
Office Supplies	60020	-	-	-	0%
Decorations	60132	200	-	200.00	0%
Beautification	60490	2,000	4,000.00	(2,000.00)	200%
Wall Maintenance	60776	1,200	-	1,200.00	0%
Mowing Contractor	61225	13,200	7,010.00	6,190.00	53%
Legal Services	61360	-	-	-	0%
Collection Services	61380	122	130.20	(8.20)	107%
Miscellaneous Services	61485	-	44.52	(44.52)	0%
Postage And Delivery Charges	61520	-	-	-	0%
Light Power Service	62030	-	-	-	0%
Water/Wastewater Service	62035	-	-	-	0%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	-	-	-	0%
Roadway Markings/Signs Maint	63115	-	-	-	0%
Decorative Lighting Maintenanc	63146	-	-	-	0%
Property Insurance Premium	64080	110	132.00	(22.00)	120%
Liability Insurance Premium	64090	35	31.07	3.93	89%
Fencing	68061	-	-	-	0%
Landscaping	68250	-	-	-	0%
Signs	68390	-	-	-	0%
Lighting	68637	-	-	-	0%
Total Expenditures	16,867	11,347.79	5,519.21	67%	1,533.00
Ending Resource Balance	<u>21,515</u>	<u>29,851.65</u>			

Fairway Bend Public Improvement District

These are Fairway Bend PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 3
Fairway Bend
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	\$14,231,133	\$ 0.19	\$ 27,039

Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 22,000	\$ 31,231	\$ 42,463	\$ 55,932	\$ 1,899
P.I.D. Assessment	42620	\$ 27,039	\$ 29,743	\$ 32,717	\$ 35,989	\$ 39,588
City Contribution	49780	1,772	1,772	1,772	1,772	1,772
TOTAL INCOME		\$ 28,811	\$ 31,515	\$ 34,489	\$ 37,761	\$ 41,360
Amount Available		\$ 50,811	\$ 62,746	\$ 76,953	\$ 93,693	\$ 43,259

EXPENSES:		2023	2024	2025	2026	2027
Description						
Decorations	60132	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Beautification	60490	4,000	4,000	4,000	4,000	4,000
Wall Maintenance	60776	1,200	1,200	1,200	1,200	1,200
Mowing Contractor	61225	13,860	14,553	15,281	16,045	16,847
Collection Service (\$3.10/Acct)	61380	130	130	130	130	130
Misc.	61485	-	-	-	-	-
Postage	61520	-	-	-	-	-
Electric Power	62030	-	-	-	-	-
Water Utility	62035	-	-	-	-	-
Irrigation System Maint.	63065	-	-	-	-	-
Decorative Lighting Maintenance	63146	-	-	-	-	-
Property Insurance Premium	64080	150	158	165	174	182
Liability Insurance Premium	64090	40	42	44	46	49
Fencing	68061	-	-	-	70,000	-
Lighting	68637	-	-	-	-	-
TOTAL EXPENSES		19,580	\$ 20,283	\$ 21,020	\$ 91,795	\$ 22,608
Ending Balance**		\$ 31,231	\$ 42,463	\$ 55,932	\$ 1,899	\$ 20,651

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$200,000	\$ 380	
\$250,000	\$ 475	
\$300,000	\$ 570	Avg. Property Value: \$ 338,837
\$350,000	\$ 665	Avg. Property Assessment: \$ 644
\$400,000	\$ 760	No. of Properties: 42
\$450,000	\$ 855	

** Future fence replacements \$70,000 (estimated)

