



CITY OF GRAND PRAIRIE
LONE STAR MEADOWS PID
PUBLIC IMPROVEMENT DISTRICT ANNUAL MEETING
GRAND PRAIRIE MEMORIAL LIBRARY
901 CONOVER DR., GRAND PRAIRIE, TX 75051
THURSDAY, OCTOBER 20, 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 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

3. Consider Minutes of:

- Nov. 17, 2021

4. Projects:

- **Discussion of Mayfield Road Brick Wall- 1/11/2022 Proposal**
- **LandWorks landscaping:**
 - i. Irrigation Reports**
 - ii. Scope of work: Areas to be mowed: Mayfield, Waterwood, and electric easement**

5. Budget and Financial Reports

6. Nomination and Election of One Board Member

7. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

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 Lone Star Meadows PID Board meeting agenda was prepared and posted October 14, 2022.



Lee Harriss, Special District Administrator

**LONE STAR MEADOWS PID
ANNUAL MEETING MINUTES
Grand Prairie Municipal Airport
3116 S Great Southwest Parkway
November 17, 2021
6:30 PM**

- 1) Introductions - The meeting was called to order at 6:44 pm. Present included board members Mike Hernandez and Johnnie Durham and others— Debbie Landess, Goodwin & Company, Lee Harriss, City of Grand Prairie, and others. Absent was board member Isam Tabani.
- 2) Citizen Comments/Citizens' Forum – There were no citizen comments.
- 3) The minutes of May 13, 2021 were approved.
- 4) Discussion of landscape improvements and/or maintenance of flowerbeds and entry monuments - Waterwood Drive and Mayfield Road – flowers were installed.
- 5) Discussion of tree trimming - Waterwood Drive and Mayfield Road – Debbie has three bids.
- 6) Discussion of holiday decorations – Waterwood Drive and Mayfield Road - decorations have not been installed yet—Debbie will check on this.
- 7) Discussion of vinyl fence repairs - Waterwood Drive – There was a hit and run accident in October. The cost to repair the damage is \$1,450.
- 8) Discussion of Brick Wall - Mayfield Road – Debbie will request proposals for repairs or replacement:
- 9) Discussion of traffic signal box art – intersection of Mayfield Road and Waterwood Drive – discussion of vinyl wrap with heart design.
- 10) Budget to actual reports and FY 2023 budget – reports were reviewed.
- 11) Advisory board nomination and election – Mike Hernandez and Shaquandi Eaves were nominated to the board.
- 12) Selection of Officers
 - a. President - Mike Hernandez
 - b. Vice President - Isam Tabani.
 - c. Secretary/Treasurer - Shaquandi Eaves
- 13) Citizen Comments/Citizens' Forum – There were no citizen comments.
- 5) Adjourn - The meeting was adjourned at 7:23 pm.



Proposal

Job Name:

Date:

01/11/22

Customer: Lonestar Meadows PID C/O Debbie Landess	Fax number: Alternate numbers: Email
Street:	
City: Grand Prairie, TX	
Phone:	

Color		Customer Choice		Post Caps	
Footage	Height & Description	Price/unit	Extended Price		
1961	Furnish and Install 6' Tall Rhinorock Precast Concrete Fence.	80.00	\$ 156,880.00		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
			\$ -		
1961	Concrete Mow Strip Beneath Fence	17.00	\$ 33,337.00		
			\$ -		
			\$ -		
2	Extra post Cap	350.00	\$ 700.00		
			\$ -		
1	Engineering Fee if required	800.00	\$ 800.00		
			\$ -		
2	Sign Inserts - High Density Urethane Sign at Mayfield and Waterwood	1625.00	\$ 3,250.00		
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		
			Job total	\$ 276,348.50	
			\$ -		
			\$ -		
			\$ -		

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.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$140,490,900	\$ 0.085	\$ 119,417		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 329,000	\$ 89,874	\$ 165,024	\$ 251,576	\$ 350,759
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
TOTAL INCOME		\$ 120,630	\$ 132,572	\$ 145,708	\$ 160,157	\$ 176,052
Amount Available		\$ 449,630	\$ 222,446	\$ 310,732	\$ 411,734	\$ 526,810
EXPENSES:						
Description		2023	2024	2025	2026	2027
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	-	-	-	-
TOTAL EXPENSES		359,756	57,422	59,155	60,975	62,886
Ending Balance*		\$ 89,874	\$ 165,024	\$ 251,576	\$ 350,759	\$ 463,925

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.

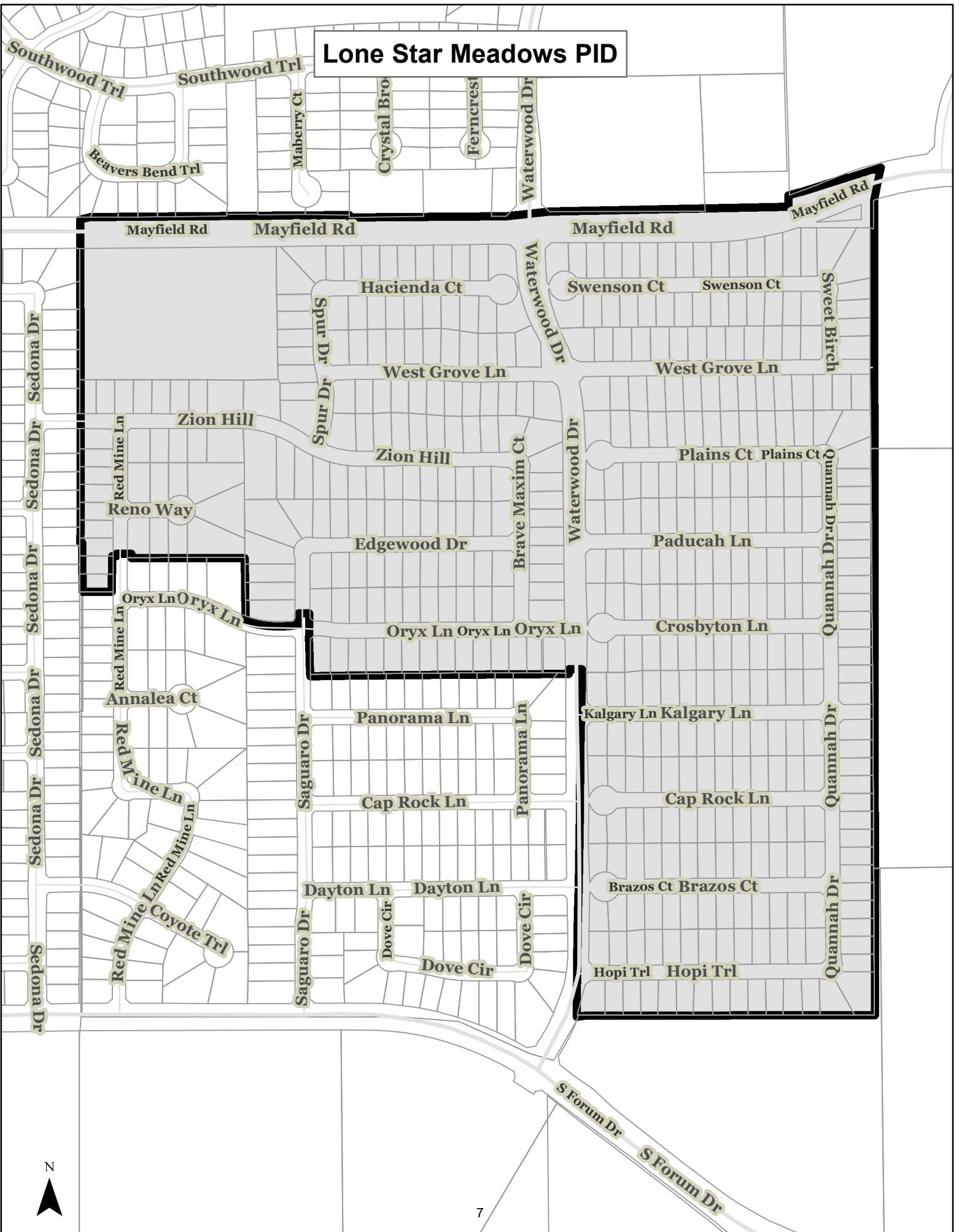
Budget/Actual Report for Fiscal 2022
322692
Lone Star Meadows Public Improvement District
as of 9/30/22 Preliminary

	<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 322692					
Beginning Resource Balance	274,000	274,385.39				
Revenues						
Spec Assess Delinquent	42610	-	760.70	760.70	0%	16.61
Special Assessment Income	42620	93,285	92,229.08	(1,055.92)	99%	16.38
Interest On Pid Assessment	42630	-	513.09	513.09	0%	10.93
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	636.00	(58.00)	92%	-
Total Revenues	93,979	97,318.87	3,339.87	104%	43.92	
Expenditures						
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	9,267.00	4,404.00	68%	817.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	1,302	1,302.10	(0.10)	100%	-
Miscellaneous Services	61485	50	51.52	(1.52)	103%	30.00
Fees/Administration	61510	6,600	5,800.00	800.00	88%	-
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%	620.61
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	5,000	3,213.00	1,787.00	64%	-
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%	-
Total Expenditures	53,583	32,699.88	20,883.12	61%	1,467.61	
Ending Resource Balance	314,396.00	339,004.38				

Lone Star Meadows Public Improvement District

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

Lone Star Meadows PID



N