



CITY OF GRAND PRAIRIE
SILVERADO SPRINGS PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
GRAND PRAIRIE MUNICIPAL AIRPORT
3116 S GREAT SOUTHWEST PARKWAY
SATURDAY, AUGUST 13, 10:00 AM

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) 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

- September 13, 2021

2. Open Meetings Act Presentation

3. Projects and Contracts

- Brick Wall Repairs and Entry Sign Refresh
 - i. Arkansas Lane and Fall Drive
- Mowing Contract
 - i. Consider proposal from LandWorks for tree trimming, \$1,040
 - ii. Locations: Arkansas Lane, Fall Drive, and greenspace area behind Coldwater Trail and Silverado Trail
- Entry Lighting and Sign Improvements
 - i. Arkansas Lane and Fall Drive
- Decorations
 - i. Arkansas Lane and Fall Drive

4. **Budget to Actual Report**
5. **Consider FY 2023 Budget and Assessment Rate**
6. **Next Meeting Date/Annual 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 Forum Estates PID Board meeting agenda was prepared and posted August 8, 2022.



Lee Harriss, Special District Administrator

**MINUTES OF
SILVERADO SPRINGS BOARD MEETING
PUBLIC SAFETY BUILDING
1525 ARKANSAS LN
GRAND PRAIRIE, TEXAS
September 13, 2021 – 6:30 PM**

Call to Order

The meeting was called to order at 6:39 pm by President Michael R. Smith. Present were board members Michael R. Smith and Evelyn Najera and others: Special District Administrator Lee Harriss and one other person. Absent was board member Carla Ojeda.

Approve Minutes of August 11, 2021 Meeting

The minutes were approved.

Projects and contracts

- **Brick Wall Repairs and Entry Sign Refresh**
Arkansas Lane and Fall Drive – Michael Smith is having Brick Master update the proposal to prioritize the worst panels.
- **Mowing Contract Status Update**
Greenspace area behind Coldwater Trail and Silverado Trail – Grass was 6’ high behind the fence and was not mowed for two months.
- **National Night Out Block Party**
Tuesday, October 5, 2021 – Will be postponed until next year.

Financial Review and Approve FY 2022 Budget

Additional funds will be carried forward to FY 2022 to be used for the wall repairs.

Next Meeting Date

Will be scheduled when needed. Mondays and Thursdays re preferred.

Citizen’s Forum

There were no citizen comments.

Adjournment

The meeting adjourned at 6:58 pm.

LandWorks



P.O BOX 151505
 ARLINGTON, TX 76015

TDA 296752
 LI 10801

WORK ORDER

Project Name	Silverado PID	Project #	
Address		City	
		Date	05.12.22

Basic Maintenance

Irrigation

Arbor Care

Enhancement

Fertilization

Seasonal Color

Holiday Deco

Other

Scope of Work

Tree company 1/2 day to trim 6 large Pear trees at entry

Labor \$ 1,040.00

Materials 0.00

Tax \$ -

Total Amount \$ 1,040.00

Approved by _____

Date _____

Date Completed _____

Budget/Actual Report for Fiscal 2022
322092
Silverado Springs Public Improvement District
as of 7/31/22 Preliminary

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>	<u>Estimate 9/30/2022</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
SSPID 322092						
Beginning Resource Balance	22,000	25,065.73				25,065.73
Revenues						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	46,744	45,892.98	(851.02)	98%	46,276.56
Interest On Pid Assessment	42630	-	16.60	16.60	0%	16.60
Devlpr Particip/Projects	46110	-	-	-	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	342	255.00	(87.00)	75%	342.00
Total Revenues	47,086	46,164.58	(921.42)	98%	-	46,635.16
Expenditures						
Office Supplies	60020	-	-	-	0%	-
Decorations	60132	250	2,096.00	(1,846.00)	838%	-
Beautification	60490	500	-	500.00	0%	1,040.00
Wall Maintenance	60776	39,500	-	39,500.00	0%	-
Mowing Contractor	61225	13,307	5,544.00	7,763.00	42%	13,650.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	348	372.00	(24.00)	107%	372.00
Miscellaneous Services	61485	500	-	500.00	0%	-
Postage And Delivery Charges	61520	100	-	100.00	0%	-
Light Power Service	62030	250	79.11	170.89	32%	17.63
Water/Wastewater Service	62035	2,750	2,153.86	596.14	78%	409.37
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	600	65.00	535.00	11%	45.00
Decorative Lighting Maintenanc	63146	750	-	750.00	0%	750.00
Property Insurance Premium	64080	450	466.00	(16.00)	104%	-
Liability Insurance Premium	64090	150	109.50	40.50	73%	-
Fencing	68061	-	-	-	0%	-
Row/Easement Title Purchase	68091	-	-	-	0%	-
Architect'L/Engineering Servcs	68240	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Irrigation Systems	68635	-	-	-	0%	-
Total Expenditures	59,455	10,885.47	48,569.53	18%	472.00	20,211.36
Ending Resource Balance	9,631	60,344.84				51,489.53

Silverado Springs Public Improvement District

These are Silverado Springs PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 10
Silverado Springs
Proposed Five Year Service Plan 2023 - 2027 BUDGET

PROJECTED

Income based on Assessment Rate of \$0.14 per \$100 of appraised value.
 The FY 2022 rate was \$0.15 per \$100 of appraised value
 Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	\$35,358,065	\$ 0.14	\$ 49,501			
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 51,000	\$ 18,811	\$ 19,906	\$ 24,621	\$ 33,327
P.I.D. Assessment	42620	\$ 49,501	\$ 54,451	\$ 59,897	\$ 65,886	\$ 72,475
City Contribution	49780	597	597	597	597	597
TOTAL INCOME		\$ 50,098	\$ 55,048	\$ 60,494	\$ 66,483	\$ 73,072
Amount Available		\$ 101,098	\$ 73,860	\$ 80,400	\$ 91,105	\$ 106,399
EXPENSES:						
Description		2023	2024	2025	2026	2027
Decorations	60132	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Beautification	60490	500	500	500	500	500
Wall Maintenance	60776	60,000	30,000	30,000	30,000	30,000
Mowing Contractor	61225	15,015	16,517	18,168	19,985	21,983
Collection Service (\$3.10/Acct)	61380	372	372	372	372	372
Misc.	61485	500	500	500	500	500
Admin./Management	61510	-	-	-	-	-
Postage	61520	100	100	100	100	100
Electric Power	62030	250	250	250	250	250
Water Utility	62035	3,300	3,465	3,638	3,820	4,011
Irrigation System Maint.	63065	600	600	600	600	600
Decorative Lighting Maintenance	63146	750	750	750	750	750
Property Insurance Premium	63147	500	500	500	500	500
Liability Insurance Premium	64090	150	150	150	150	150
Fencing	68061	-	-	-	-	-
Architect'L/Engineering Servcs	68240	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
TOTAL EXPENSES		\$ 82,287	\$ 53,954	\$ 55,778	\$ 57,777	\$ 59,967
Ending Balance*		\$ 18,811	\$ 19,906	\$ 24,621	\$ 33,327	\$ 46,433

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$140	
\$150,000	\$210	
\$200,000	\$280	Avg. Property Value: \$ 294,651
\$250,000	\$350	Avg. Property Assessment: \$ 413
\$300,000	\$420	No. of Properties: 120
\$350,000	\$490	

*Wall repairs/replacements

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 10
Silverado Springs
Proposed Five Year Service Plan 2023 - 2027 BUDGET

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INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$35,358,065	\$ 0.15	\$ 53,037		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 51,000	\$ 22,347	\$ 27,331	\$ 36,325	\$ 49,737
P.I.D. Assessment	42620	\$ 53,037	\$ 58,341	\$ 64,175	\$ 70,592	\$ 77,652
City Contribution	49780	597	597	597	597	597
TOTAL INCOME		\$ 53,634	\$ 58,938	\$ 64,772	\$ 71,189	\$ 78,249
Amount Available		\$ 104,634	\$ 81,285	\$ 92,103	\$ 107,514	\$ 127,986
EXPENSES:		2023	2024	2025	2026	2027
Description						
Decorations	60132	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Beautification	60490	500	500	500	500	500
Wall Maintenance	60776	60,000	30,000	30,000	30,000	30,000
Mowing Contractor	61225	15,015	16,517	18,168	19,985	21,983
Collection Service (\$3.10/Acct)	61380	372	372	372	372	372
Misc.	61485	500	500	500	500	500
Admin./Management	61510	-	-	-	-	-
Postage	61520	100	100	100	100	100
Electric Power	62030	250	250	250	250	250
Water Utility	62035	3,300	3,465	3,638	3,820	4,011
Irrigation System Maint.	63065	600	600	600	600	600
Decorative Lighting Maintenance	63146	750	750	750	750	750
Property Insurance Premium	63147	500	500	500	500	500
Liability Insurance Premium	64090	150	150	150	150	150
Fencing	68061	-	-	-	-	-
Architect'L/Engineering Servcs	68240	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
TOTAL EXPENSES		\$ 82,287	\$ 53,954	\$ 55,778	\$ 57,777	\$ 59,967
Ending Balance*		\$ 22,347	\$ 27,331	\$ 36,325	\$ 49,737	\$ 68,019

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$150	
\$150,000	\$225	
\$200,000	\$300	Avg. Property Value: \$ 294,651
\$250,000	\$375	Avg. Property Assessment: \$ 442
\$300,000	\$450	No. of Properties: 120
\$350,000	\$525	

*Wall repairs/replacements

