



**CITY OF GRAND PRAIRIE**  
**SILVERADO SPRINGS PUBLIC IMPROVEMENT DISTRICT**  
**BOARD MEETING**  
**GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.**  
**TUESDAY, DECEMBER 20, 2022, 6:30 PM**

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## **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 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**

- November 29, 2022

#### **2. Projects and Contracts**

- Brick Wall Repairs and Entry Sign Refresh
  - i. Arkansas Lane and Fall Drive
  - ii. Consider proposal for brick wall repairs from Brick and Stone Master not to exceed \$16,000.
  - iii. Consider proposal from Brick and Stone Master for Arkansas Lane brick wall repairs for accident at 2472 Canyon Springs in the amount of \$10,892.
- Landscape Maintenance
  - i. 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

**3. Budget and Financial Report**

**4. 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 Silverado Springs PID Board meeting agenda was prepared and posted December 16, 2022.*



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*Lee Harriss, Special District Administrator*

**MINUTES OF  
SILVERADO SPRINGS BOARD MEETING  
GRAND PRAIRIE MUNICIPAL AIRPORT  
3116 S GREAT SOUTHWEST PARKWAY  
GRAND PRAIRIE, TEXAS  
November 29, 2022–6:30 PM**

**Call to Order** - The meeting was called to order at 6:35 pm by President Michael R. Smith. Present were board members Michael R. Smith, Carla Ojeda, and Evelyn Najera, and others: Special District Administrator Lee Harriss and two others.

**Citizens' Forum/Citizen Comments** – There were no citizen comments.

**Approve Minutes of August 13, 2022 Meeting** - The minutes were approved.

**Projects and contracts**

- **Brick Wall Repairs** - Arkansas Lane and Fall Drive – a proposal from Brick and Stone Master, \$58,910, was approved.
- Mr. Smith will request another proposal for brick wall repairs on Fall Drive. \$16,000 is available for these repairs.
- **Mowing Contract** - A proposal from LandWorks for flowerbed drip conversion in five flowerbeds along Fall Drive and Arkansas Lane, \$6,350, was approved.
- **Entry Lighting and Sign Improvements** - Arkansas Lane and Fall Drive – a light is out – Mr. Smith will request a proposal for repairs.
- **Decorations** – Arkansas Lane and Fall Drive - more wreaths will be installed this year.

**Budget to Actual Report** – Ms. Harriss reviewed the 9/30/22 report and the FY 2023 budget.

2. **Advisory Board Nomination** – Michael Smith was elected by acclamation.

**Officers:**

- Michael R. Smith - President
- Carla Ojeda - Vice President
- Evelyn Najera - Secretary/Treasurer

**Next Meeting Date** – 12/20/22.

**Citizen's Forum** - There were no citizen comments.

**Adjournment** - The meeting adjourned at 7:05 pm.



**BRICK & STONE  
MASTER**

Craftsmanship with a Masterful Touch

3800 Haslet-Roanoke Road Suite 32 Roanoke, Texas 76262

Matt Schultheis 817-235-8653 matt@basmp.com

# Proposal

Date: 12/6/2022  
Valid Until: 30 Days After Proposed Date

Customer
PID Silverado Estates Damaged Masonry Section
2476 Canyon Springs Dr
Grand Prairie, TX 76052
Michael Smith <smith3of5@gmail.com>
817-909-5473

Quote/Project Description
Damaged Brick and Stone Wall

Remove and Rebuild Damaged Masonry Wall from Accident	
As per photos, highlighted in red, haul off rubble and debris. Demo the existing standing panel and two columns using a demo hammer. Haul off additional rubble and debris down to the foundation using a demo hammer. Salvage and set aside existing cast stone cap. Brace corner panel to keep in place temporarily. Dowel and epoxy rebar into the pier pads where required and rebuild the stone column using a new CMU core. Install 22 gauge wall ties throughout the CMU block. Slush core of block using wet cement. Rebuild the column using new and original stone of best available match using a custom blended mortar of reasonable match. Rebuild the brick column using new brick of best available match. Includes wire and sloshing core. Install new 3" X 5" X 5/16" hot dipped galvanized angle irons resting on existing columns piers. Rebuild two brick panels to the existing height and design. Clean up and haul off rubble and debris. Includes a return trip to wash new masonry.	\$10,892.00

Special Notes and Instructions
Brick & Stone Master will take precautions while working but is not responsible for damages to landscaping, underground wires, or lantern.

<b>Deposit</b>	<b>\$2,723</b>
<b>Balance</b>	<b>\$8,169</b>
<b>Total</b>	<b>\$10,892</b>

Above information is not an invoice and only an estimate of labor, materials, and terms described above.

**25% of project due prior to job start. Forms of payment accepted: Visa, Mastercard, Debit Card, Check, or ACH Payment. Any invoice over \$2,000 an additional 3% credit card fee will be applied. Late fees will be charged for past due invoices. A 15% cancellation fee can be applied to any approved work.**

Please confirm your acceptance of this quote by signing and returning this document OR by replying to the received email containing this document and verifying approval of work.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

**Thank you for your business!**

Brick & Stone Master will be responsible for all clean up related to or caused by its operations. All work will be completed in a professional manner according to standard practice, contingent upon brick availability, accidents, or delays beyond our control. All work covered by this agreement is guaranteed for a period of one year against faults or defects in labor. Crack repairs are excluded from warranty if cracks appear as a result of further foundation settlement. Any alteration or deviation from above specifications involving extra cost will be executed only upon written change orders, and become an extra charge over and above the estimate. Brick & Stone Master agrees to carry all of its insurance coverages, including General Liability and supply certificates upon request. Although workmen will exercise reasonable caution, Brick & Stone Master will not be responsible for damage to any and all landscaping, water lines, underground utilities, plumbing, electrical, concrete, etc. or roofing at adjacent work areas.



**Budget/Actual Report for Fiscal 2023**  
**322092**  
*Silverado Springs Public Improvement District*  
*as of 10/31/22*

	<u>10/1/2022 - 9/30/2023</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
SSPID 322092					
<b>Beginning Resource Balance</b>	<b>51,000</b>	<b>56,627.45</b>			
<b>Revenues</b>					
Spec Assess Delinquent	42610	-	-	0%	-
Special Assessment Income	42620	53,037	1,258.49	(51,778.51)	2%
Interest On Pid Assessment	42630	-	-	0%	-
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	597	23.00	(574.00)	4%
<b>Total Revenues</b>	<b>53,634</b>	<b>1,281.49</b>	<b>(52,352.51)</b>	<b>2%</b>	<b>1,281.49</b>
<b>Expenditures</b>					
Office Supplies	60020	-	-	0%	-
Decorations	60132	1,400	-	1,400.00	0%
Beautification	60490	500	-	500.00	0%
Wall Maintenance	60776	75,000	-	75,000.00	0%
Mowing Contractor	61225	15,015	-	15,015.00	0%
Legal Services	61360	-	-	-	0%
Collection Services	61380	372	-	372.00	0%
Miscellaneous Services	61485	500	-	500.00	0%
Postage And Delivery Charges	61520	100	-	100.00	0%
Light Power Service	62030	250	8.76	241.24	4%
Water/Wastewater Service	62035	3,300	466.09	2,833.91	14%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	600	-	600.00	0%
Decorative Lighting Maintenanc	63146	750	-	750.00	0%
Property Insurance Premium	64080	500	-	500.00	0%
Liability Insurance Premium	64090	150	-	150.00	0%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
ArchitectL/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
<b>Total Expenditures</b>	<b>98,437</b>	<b>474.85</b>	<b>97,962.15</b>	<b>0%</b>	<b>474.85</b>
<b>Ending Resource Balance</b>	<b>6,197</b>	<b>57,434.09</b>			

**Silverado Springs Public Improvement District**

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

