



CITY OF GRAND PRAIRIE
SILVERADO SPRINGS PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
TUESDAY, NOVEMBER 29, 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. Approve Meeting Minutes

- August 13, 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 \$75,000.
- Mowing Contract
 - i. Consider proposal from LandWorks for flowerbed drip conversion, \$6,350
 - 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

3. Budget and Financial Reports

4. Advisory Board Nomination

- 1 three-year term

5. Selection of Officers

- President
- Vice-President
- Secretary/Treasurer

6. Next Meeting Date

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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 November 23, 2022.



Lee Harriss, Special District Administrator

**MINUTES OF
SILVERADO SPRINGS BOARD MEETING
GRAND PRAIRIE MUNICIPAL AIRPORT
3116 S GREAT SOUTHWEST PARKWAY
GRAND PRAIRIE, TEXAS
August 13, 2022–10:00 AM**

Call to Order

The meeting was called to order at 10:28 am by President Michael R. Smith. Present were board members Michael R. Smith and Carla Ojeda and others: Special District Administrator Lee Harriss, Deputy City Attorney Mark Dempsey, and one other person. Absent was board member Evelyn Najera.

CITIZENS' FORUM/CITIZEN COMMENTS – When will wall be repaired? Call Code Compliance about parked cars.

Approve Minutes of September 13, 2021 Meeting - The minutes were approved.

Open Meetings Act Presentation – Mr. Dempsey discussed the Open Meetings Act.

Projects and contracts

- **Brick Wall Repairs and Entry Sign Refresh**

Arkansas Lane and Fall Drive – Mr. Smith has requested a proposal from Brick Master, and he is making a map showing the panel numbers.

- **Mowing Contract**

- i. Consider proposal from LandWorks for tree trimming, \$1,040 – approved.
- ii. Water restrictions – Ms. Ojeda will make sure that the PID is watering two days/week.
- iii. Locations: Arkansas Lane, Fall Drive, and greenspace area behind Coldwater Trail and Silverado Trail

- **Entry Lighting and Sign Improvements** – a light is out – Mr. Smith will call an electrician.

- i. Arkansas Lane and Fall Drive

- **Decorations** – discussion.

- i. Arkansas Lane and Fall Drive

2. **Budget to Actual Report** – Ms. Harriss reviewed the 7/31/22 report.

3. **Consider FY 2023 Budget and Assessment Rate** – The board approved the proposed budget and will keep the current assessment rate (\$0.15/\$100 appraised value).

Next Meeting Date - Will survey the board for a meeting date.

Citizen's Forum

There were no citizen comments.

Adjournment

The meeting adjourned at 11:23 am.

LandWorks



A Division of BBLW, LLC

LI 10801
2609 Skyway Drive
Grand Prairie, Texas 75052
972-606-0311 (Office)
972-606-4535 (Fax)
08.15.2022

Silverado PID Drip Conversion

Convert 5 zones that water color to drip. Change out valves to pressure reducing drip valve, cap unneeded laterals, 18" o.c. drip spacing on shrubs and 6" o.c. spacing on the seasonal color.

Total \$6,350

NOTE: Will allow watering of seasonal color as needed outside restrictions.

Budget/Actual Report for Fiscal 2022
322092
Silverado Springs 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>	
SSPID					
322092					
Beginning Resource Balance	22,000	25,065.73			
Revenues					
Spec Assess Delinquent	42610	-	-	0%	-
Special Assessment Income	42620	46,744	45,892.98	(851.02)	98%
Interest On Pid Assessment	42630	-	16.62	16.62	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	342	342.00	-	100%
Total Revenues	47,086	46,251.60	(834.40)	98%	29.02
Expenditures					
Office Supplies	60020	-	-	-	0%
Decorations	60132	250	-	250.00	0%
Beautification	60490	500	-	500.00	0%
Wall Maintenance	60776	39,500	-	39,500.00	0%
Mowing Contractor	61225	13,307	10,000.00	3,307.00	75%
Legal Services	61360	-	-	-	0%
Collection Services	61380	348	372.00	(24.00)	107%
Miscellaneous Services	61485	500	23.00	477.00	5%
Postage And Delivery Charges	61520	100	-	100.00	0%
Light Power Service	62030	250	105.49	144.51	42%
Water/Wastewater Service	62035	2,750	3,028.89	(278.89)	110%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	600	585.00	15.00	98%
Decorative Lighting Maintenanc	63146	750	-	750.00	0%
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%
ArchitectL/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	59,455	14,689.88	44,765.12	25%	2,357.92
Ending Resource Balance	9,631	56,627.45			

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

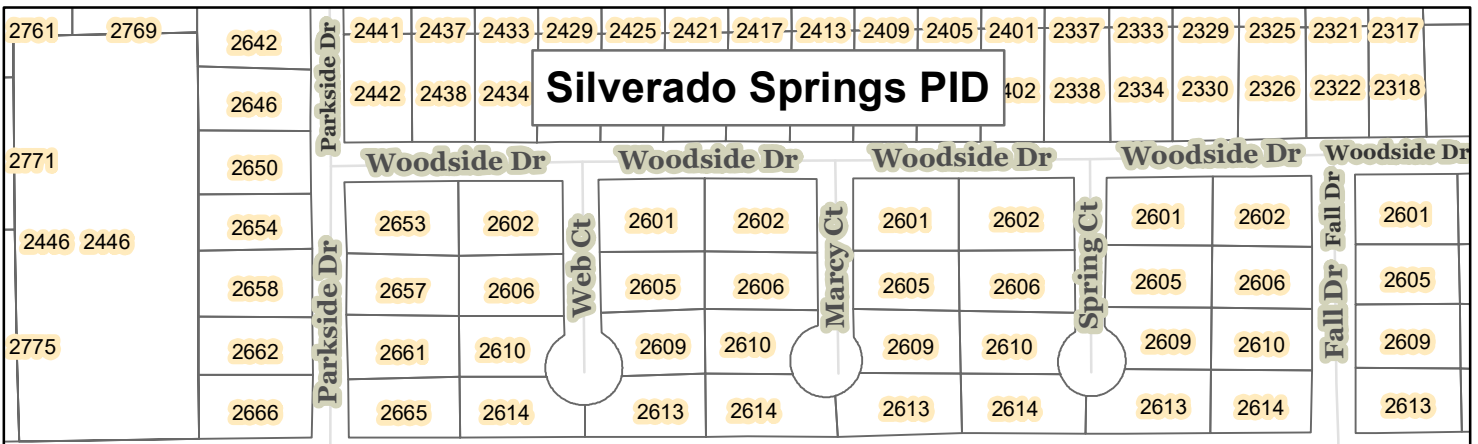
Income based on Assessment Rate of \$0.15 per \$100 of appraised value.
The FY 2022 rate was \$0.15 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$35,358,065	\$ 0.15	\$ 53,037		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 51,000	\$ 6,197	\$ 10,031	\$ 17,875	\$ 30,137
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	\$ 65,135	\$ 74,803	\$ 89,064	\$ 108,386
EXPENSES:		2023	2024	2025	2026	2027
Description						
Decorations	60132	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
Beautification	60490	500	500	500	500	500
Wall Maintenance	60776	75,000	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		\$ 98,437	\$ 55,104	\$ 56,928	\$ 58,927	\$ 61,117
Ending Balance*		\$ 6,197	\$ 10,031	\$ 17,875	\$ 30,137	\$ 47,269

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



Arkansas Ln, Arkansas Ln, Arkansas Ln, Arkansas Ln

