



CITY OF GRAND PRAIRIE
PARKVIEW PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
WEDNESDAY, NOVEMBER 30, 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 22, 2022

2. Projects and Contracts

- **Landscape Maintenance**

- Hyde Park Dr.
- Roy Orr Blvd.
- Olympic Park Dr.
- W Carrier Pkwy.
- Denali Park Dr.
- Bristo Park St.
- Festival Park Ln.
- Meadow Lake Dr.
- Lincoln Park Dr.
- Raynes Park Dr.
- Glacier Park Ln.
- Biscayne Park Ln.
- Canterbury Park Dr.
- Central Park Ln.
- Other:
 - Maintenance behind Hyde Park/Canterbury Wall

- **Tree Trimming and Mulching**

- Hyde Park Dr.
- Roy Orr Blvd.
- Olympic Park Dr.
- W Carrier Pkwy.
- Denali Park Dr.
- Bristo Park St.
- Festival Park Ln.
- Meadow Lake Dr.
- Lincoln Park Dr.
- Raynes Park Dr.
- Glacier Park Ln.
- Biscayne Park Ln.
- Canterbury Park Dr.
- Central Park Ln.

- **Wall/Monument Maintenance**

- W Carrier Pkwy.
- Roy Orr Blvd.
- Glacier Park Ln.
- Lincoln Park Drive
- Raynes Park Drive
- Lincoln Park Drive

- **Decorative Lighting Maintenance**

- W Carrier Pkwy.
- Roy Orr Blvd.
- Glacier Park Ln.
- Olympic Park Drive

- **Holiday Décor**

- W Carrier Pkwy./Meadow Lake
- W Carrier Pkwy./Olympic Park
- Roy Orr Blvd./Glacier Park

3. Budget to Actual Report

4. Advisory Board Nomination and Election

- One Board Position

5. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

6. 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 Parkview PID Board meeting agenda was prepared and posted November 23, 2022.



Lee Harriss, Special District Administrator

MINUTES OF
Parkview PID Board Meeting
Grand Prairie Memorial Library
901 Conover Dr
Grand Prairie, Texas
Monday, August 22, 2022
6:30 PM

Call to Order

The meeting was called to order at 6:35 pm by PID President Yvette Lewis. Present included board members Dave Voss, Yvette Lewis, and Monica Moore. Also present were property manager Nancy Wright, Lee Harriss, Special District Administrator, Mark Dempsey, Deputy City Attorney, and Dave Mars.

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

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

- **Landscape Maintenance**
 - Maintenance behind Hyde Park/Canterbury Wall – Weeds are growing again - will request a right-of-entry for the vacant lot.
- **Tree Trimming and Mulching** – Was done earlier this year and will be done again in 2023.
- **Wall/Monument Maintenance**
 - **Consider proposals for fence staining at Lincoln Park Drive and Raynes Park Drive from:**
 - Synergy Restoration and maintenance, \$5,000 – approved if the contractor meets liability insurance requirements.
 - **Consider requesting a proposal from a surveyor to create a wall maintenance easement at 2319 Lincoln Park Drive** – not approved.
- **Decorative Lighting Maintenance** – discussion about solar lights.
 - W Carrier Pkwy.
 - Roy Orr Blvd.
 - Glacier Park Ln.
 - Olympic Park
- **Holiday Décor** – Sarah will request bids not to exceed \$1,500
 - W Carrier Pkwy. (Meadow Lake and Olympic Park)
 - Roy Orr Blvd. (Glacier Park)

1. **Budget to Actual Report** – Ms. Harriss reviewed the report.

2. **Consider FY 2023 Budget and Assessment Rate** – The board approved the budget and will keep the current assessment rate of \$0.215/\$100 appraised **value**.
3. **Next Meeting Date** – End of September – Sarah will schedule the meeting.

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

Adjournment - The meeting adjourned at 7:55 pm.

Budget/Actual Report for Fiscal 2022
322292
Parkview Public Improvement District
as of 9/30/22

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
PVPID					
322292					
Beginning Resource Balance	118,000	119,572.21			
Revenues					
Spec Assess Delinquent	42610	-	619.49	619.49	0%
Special Assessment Income	42620	89,647	88,774.60	(872.40)	99%
Interest On Pid Assessment	42630	-	397.35	397.35	0%
Devlpr Particip/Projects	46110	8,500	4,205.48	(4,294.52)	49%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsr-In Risk Mgmt Funds (Prop	49686	-	4,903.00	4,903.00	0%
Trsf In/Parks Venue (3170)	49780	415	415.00	-	100%
Total Revenues	98,562	99,314.92	752.92	101%	35.23
Expenditures					
Office Supplies	60020	100	60.75	39.25	61%
Beautification	60490	6,000	20,832.01	(14,832.01)	347%
Graffiti Cleanup	60775	-	-	-	0%
Wall Maintenance	60776	25,000	5,903.00	19,097.00	24%
Mowing Contractor	61225	35,460	35,460.02	(0.02)	100%
Legal Services	61360	-	-	-	0%
Collection Services	61380	653	662.30	(9.30)	101%
Miscellaneous Services	61485	225	125.75	99.25	56%
Fees/Administration	61510	7,140	7,356.00	(216.00)	103%
Postage And Delivery Charges	61520	120	-	120.00	0%
Light Power Service	62030	2,000	1,315.59	684.41	66%
Water/Wastewater Service	62035	21,000	22,462.16	(1,462.16)	107%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	3,500	2,271.53	1,228.47	65%
Decorative Lighting Maintenan	63146	1,500	52.96	1,447.04	4%
Property Insurance Premium	64080	400	445.00	(45.00)	111%
Liability Insurance Premium	64090	200	190.25	9.75	95%
Miscellaneous Improvement	68020	-	-	-	0%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
Landscaping	68250	-	-	-	0%
Signs	68390	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	103,298	97,137.32	6,160.68	94%	12,936.84
Ending Resource Balance	113,264	121,749.81			

Parkview Public Improvement District

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

Budget/Actual Report for Fiscal 2022
322292
Parkview Public Improvement District
as of 9/30/22

	<u>10/1/2021 - 9/30/2022</u>					<u>Current Month</u>		
	<u>Budget</u>	<u>Actual</u>			<u>Total</u>		<u>Difference</u>	
		Single Family Homes PVPSF	Townhomes PVPTH	PVPID				
Beginning Resource Balance	118,000				119,572.21	1,572.21		
Revenues								
Spec Assess Delinquent	42610	-		619.49	619.49	619.49	-	
Special Assessment Income	42620	89,647		88,774.60	88,774.60	(872.40)	-	
Interest On Pid Assessment	42630	-		397.35	397.35	397.35	0.23	
Devlpr Particip/Projects	46110	8,500		4,205.48	4,205.48	(4,294.52)	-	
Miscellaneous	46395	-		-	-	-	-	
Interest Earnings	49410	-		-	-	-	-	
Int Earnings - Tax Collections	49470	-		-	-	-	-	
Trsf-In Risk Mgmt Funds (Prop	49686	-		4,903.00	4,903.00	4,903.00	-	
Trsf In/Parks Venue (3170)	49780	415		415.00	415.00	-	35.00	
Total Revenues	98,562			99,314.92	99,314.92	752.92	35.23	
Expenditures								
Office Supplies	60020	100	15.00	45.75	-	60.75	(39.25)	60.75
Beautification	60490	6,000	2,210.94	18,621.07	-	20,832.01	14,832.01	-
Graffiti Cleanup	60775	-	-	-	-	-	-	-
Wall Maintenance	60776	25,000	5,903.00	-	-	5,903.00	(19,097.00)	-
Mowing Contractor	61225	35,460	4,044.00	31,416.02	-	35,460.02	0.02	7,190.19
Legal Services	61360	-	-	-	-	-	-	-
Collection Services	61380	653	-	-	662.30	662.30	9.30	-
Miscellaneous Services	61485	225	23.00	102.75	-	125.75	(99.25)	93.47
Fees/Administration	61510	7,140	1,764.00	5,592.00	-	7,356.00	216.00	1,839.00
Postage And Delivery Charges	61520	120	-	-	-	-	(120.00)	-
Light Power Service	62030	2,000	55.21	1,260.38	-	1,315.59	(684.41)	112.43
Water/Wastewater Service	62035	21,000	2,076.82	20,385.34	-	22,462.16	1,462.16	3,116.00
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-	-
Irrigation System Maintenance	63065	3,500	420.00	1,851.53	-	2,271.53	(1,228.47)	525.00
Roadway Markings/Signs Maint	63115	-	-	-	-	-	-	-
Decorative Lighting Maintenanc	63146	1,500	19.76	33.20	-	52.96	(1,447.04)	-
Property Insurance Premium	64080	400	75.00	370.00	-	445.00	45.00	-
Liability Insurance Premium	64090	200	47.84	142.41	-	190.25	(9.75)	-
Miscellaneous Improvement	68020	-	-	-	-	-	-	-
Fencing	68061	-	-	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-	-	-
Landscaping	68250	-	-	-	-	-	-	-
Signs	68390	-	-	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-	-	-
Total Expenditures	103,298	16,654.57	79,820.45	662.30	97,137.32	(6,160.68)	12,936.84	
Ending Resource Balance	113,264				121,749.81	8,485.81		

Parkview Public Improvement District

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2023 - 2027

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
The FY 2022 rate was \$0.215 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$49,735,980	\$ 0.215	\$ 106,932		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 124,000	\$ 131,070	\$ 145,310	\$ 167,612	\$ 198,967
P.I.D. Assessment	42620	\$ 106,932	\$ 117,626	\$ 129,388	\$ 142,327	\$ 156,560
Developer Participation/Projects	46110	8,500	8,500	8,500	8,500	8,500
City Contribution	49780	725	725	725	725	725
TOTAL INCOME		\$ 116,157	\$ 126,851	\$ 138,613	\$ 151,552	\$ 165,785
Amount Available		\$ 240,157	\$ 257,921	\$ 283,923	\$ 319,164	\$ 364,752

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,500	1,500	1,500	1,500	1,500
Beautification	60490	6,000	6,000	6,000	6,000	6,000
Wall Maintenance	60776	25,000	25,000	25,000	25,000	25,000
Mowing Contractor	61225	37,233	39,095	41,049	43,102	45,257
Collection Service	61380	662	662	662	662	662
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,497	7,872	8,265	8,679	9,113
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	23,000	24,150	25,358	26,625	27,957
Irrigation System Maint.	63065	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	500	525	551	579	608
Liability Insurance Premium	64090	250	263	276	289	304
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 109,087	\$ 112,611	\$ 116,311	\$ 120,196	\$ 124,276
Ending Balance*		\$ 131,070	\$ 145,310	\$ 167,612	\$ 198,967	\$ 240,476

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$150,000	\$323		
\$200,000	\$430		
\$250,000	\$538	Avg. Property Value:	\$ 221,049
\$300,000	\$645	Avg. Property Assessment:	\$ 475
\$350,000	\$753	No. of Properties:	225
\$400,000	\$860		
\$450,000	\$968		

*Future wall replacement

Parkview PID

