



FAIRWAY BEND PUBLIC IMPROVEMENT DISTRICT
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
TUESDAY, AUGUST 29, 2023 AT 6:30 PM

AGENDA

CALL TO ORDER

CITIZENS' FORUM

Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

AGENDA ITEMS

1. Open Meetings Act Presentation
2. Consider Minutes of November 7, 2022 Meeting
3. Discussion of Landscaping Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road
4. Discussion of Entry Monuments, Monument Lighting, and Fencing Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road
5. Discussion of Streets and Street Signs Located on Wildwood Drive, Egyptian Way, Duncan Perry Road, Palace Drive, Kingsley Drive, and Queenston Drive

6. Discussion of Decorations Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road
7. Discussion of Budget to Actual Financial Report for August 12, 2023
8. Consider FY 2024 Budget and Assessment Rate
9. Nomination and Election of Advisory Board Member - 1 Open Position
10. Selection of Officers - President, Vice President, Secretary/Treasurer

CITIZENS' FORUM

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ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted August 23, 2023.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

*Lee Harris, CPA
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023
REQUESTER: Lee Harriss
PRESENTER: Michael Ferris, President
TITLE: Open Meetings Act Presentation
RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Consider Minutes of November 7, 2022 Meeting

MINUTES OF
Fairway Bend PID Annual Meeting
Grand Prairie Memorial Library
901 Conover Dr.
Grand Prairie, Texas
Thursday, November 7, 2022
6:30 PM

1) Introductions

The meeting was called to order at 6:55 pm. Present included PID President Michael Ferris, Cheryl Blasdel, Teresa Guinn, and David Lugenbeel. Also present were Lee Harriss, Special District Administrator and two others.

1. Citizens Forum

There were no citizen comments.

2. Approve Meeting Minutes of November 11, 2021

The minutes were approved.

3. Projects and contracts - Discussion

- **Holiday Décor** – Volunteers will purchase decorations (to be reimbursed by the PID).
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
- **Landscape Maintenance** – Looks good!
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
- **Wall/Monument Maintenance** – Repairs made last year. Saving for future replacement.
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
- **Decorative Lighting Maintenance**
 - Egyptian Way
 - Duncan Perry Rd.
 - Wildwood Drive
- **Wrought Iron Street Lights**
 - Egyptian Way
 - Duncan Perry Rd.

- Wildwood Drive
- Palace Drive
- Kingsley Drive
- Queenston Drive

- **Wrought Iron Street Sign Maintenance**

- Egyptian Way
- Duncan Perry Rd.
- Wildwood Drive
- Palace Drive
- Kingsley Drive
- Queenston Drive

- **Security Cameras** – Police installed and paid for cameras.

- Kingsley Drive

- **Flashing Stop Signs**

- Egyptian Way
- Duncan Perry Rd. – This was hit by a vehicle and needs to be replaced.

4. Budget to Actual Reports and FY 2023 Budget

- Ms. Harriss reviewed the financial reports.

5. Advisory Board Nomination and Election

- David Lugenbeel and Teresa Guinn were reelected by acclamation.
- Angela Phillips was nominated to fill the remaining term of Toni Cotti.

6. Selection of Officers

- Michael Ferris - President
- David Lugenbeel - Vice President

7. **Next Meeting Date:** 8/21/23, 6:30 pm

8. **Citizens Forum** - There were no citizen comments.

9. **Adjournment** - The meeting adjourned at 7:47 pm.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Discussion of Landscaping Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Discussion of Entry Monuments, Monument Lighting, and Fencing
Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Discussion of Streets and Street Signs Located on Wildwood Drive, Egyptian Way, Duncan Perry Road, Palace Drive, Kingsley Drive, and Queenston Drive



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Discussion of Decorations Located on Wildwood Drive, Egyptian Way, and Duncan Perry Road



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Discussion of Budget to Actual Financial Report for August 12, 2023

Budget/Actual Report for Fiscal 2023
321392
Fairway Bend Public Improvement District
as of 8/12/23

	<u>10/1/2022 - 9/30/2023</u>				<u>Current Month</u>	<u>Estimate 9/30/23</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
FBPID						
321392						
Beginning Resource Balance	22,000	29,851.65				29,851.65
Revenues						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	27,039	27,012.53	(26.47)	100%	27,012.53
Interest On Pid Assessment	42630	-	137.52	137.52	0%	137.52
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	1,772	1,476.00	(296.00)	83%	1,772.00
Total Revenues	28,811	28,626.05	(184.95)	99%	-	28,922.05
Expenditures						
Office Supplies	60020	-	-	-	0%	-
Decorations	60132	200	-	200.00	0%	-
Beautification	60490	4,000	2,700.00	1,300.00	68%	2,700.00
Wall Maintenance	60776	1,200	-	1,200.00	0%	1,200.00
Mowing Contractor	61225	13,860	5,875.00	7,985.00	42%	2,175.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	130	130.20	(0.20)	100%	130.20
Miscellaneous Services	61485	-	52.44	(52.44)	0%	52.44
Postage And Delivery Charges	61520	-	-	-	0%	-
Light Power Service	62030	-	-	-	0%	-
Water/Wastewater Service	62035	-	-	-	0%	-
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	-	-	-	0%	-
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Decorative Lighting Maintenanc	63146	-	-	-	0%	-
Property Insurance Premium	64080	150	162.00	(12.00)	108%	162.00
Liability Insurance Premium	64090	40	39.23	0.77	98%	39.23
Fencing	68061	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Signs	68390	-	-	-	0%	-
Lighting	68637	-	-	-	0%	-
Total Expenditures	19,580	8,958.87	10,621.13	46%	2,175.00	13,333.87
Ending Resource Balance	31,231	49,518.83				45,439.83

Fairway Bend Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Consider FY 2024 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 3
Fairway Bend
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.19 per \$100 of appraised value.
The FY 2023 rate was \$0.19 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	\$15,202,878	\$ 0.19	\$ 28,885

Description	Account	2024	2025	2026	2027	2028
Beginning Balance (Estimated)		\$ 45,000	\$ 59,827	\$ 77,078	\$ 27,018	\$ 49,940
P.I.D. Assessment	42620	\$ 28,885	\$ 31,774	\$ 34,951	\$ 38,447	\$ 42,291
City Contribution	49780	<u>1,772</u>	<u>1,772</u>	<u>1,772</u>	<u>1,772</u>	<u>1,772</u>
TOTAL INCOME		<u>\$ 30,657</u>	<u>\$ 33,546</u>	<u>\$ 36,723</u>	<u>\$ 40,219</u>	<u>\$ 44,063</u>
Amount Available		<u>\$ 75,657</u>	<u>\$ 93,373</u>	<u>\$ 113,801</u>	<u>\$ 67,237</u>	<u>\$ 94,004</u>

EXPENSES:		2024	2025	2026	2027	2028
Description						
Decorations	60132	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
Beautification	60490	5,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	1,200	1,200	1,200	1,200	1,200
Mowing Contractor	61225	9,050	9,503	9,978	10,477	11,000
Collection Service (\$3.10/Acct)	61380	130	130	130	130	130
Misc.	61485	-	-	-	-	-
Postage	61520	-	-	-	-	-
Electric Power	62030	-	-	-	-	-
Water Utility	62035	-	-	-	-	-
Irrigation System Maint.	63065	-	-	-	-	-
Decorative Lighting Maintenance	63146	-	-	-	-	-
Property Insurance Premium	64080	200	210	221	232	243
Liability Insurance Premium	64090	50	53	55	58	61
Fencing	68061	-	-	70,000	-	-
Lighting	68637	-	-	-	-	-
TOTAL EXPENSES		<u>15,830</u>	<u>\$ 16,295</u>	<u>\$ 86,783</u>	<u>\$ 17,296</u>	<u>\$ 17,834</u>
Ending Balance**		<u>\$ 59,827</u>	<u>\$ 77,078</u>	<u>\$ 27,018</u>	<u>\$ 49,940</u>	<u>\$ 76,169</u>

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$ 380		
\$250,000	\$ 475		
\$300,000	\$ 570	Avg. Property Value:	\$ 361,973
\$350,000	\$ 665	Avg. Property Assessment:	\$ 688
\$400,000	\$ 760	No. of Properties:	42
\$450,000	\$ 855		

** Future fence replacements \$70,000 (estimated)



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris, President

TITLE: Nomination and Election of Advisory Board Member - 1 Open Position



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/21/2023

REQUESTER: Lee Harriss

PRESENTER: Michael Ferris. President

TITLE: Selection of Officers - President, Vice President, Secretary/Treasurer
