



**PARKVIEW PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING - AMENDED
GRAND PRAIRIE MEMORIAL LIBRARY, 901 CONOVER DR.
WEDNESDAY, AUGUST 07, 2024 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. Consider Minutes of May 30, 2024 Meeting
2. Open Meetings Act Presentation
3. Discussion of Budget to Actual Financial Reports for July 31, 2024 and September 30, 2023
4. Consider FY 2025 Budget and Assessment Rate
5. Nomination and Election of Advisory Board Member - 1 Open Position
6. Selection of Officers - President, Vice President, Secretary/Treasurer

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.

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 2, 2024.

This location 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.

Lee Harris, CPA
Special District Administrator, Finance Department



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024
REQUESTER: Lee Harriss
PRESENTER: Eric Turner - President
TITLE: Consider Minutes of May 30, 2024 Meeting

Parkview PID
Advisory Board Minutes
May 30, 2024
Grand Prairie Memorial Library
901 Conover Lane

The meeting was called to order at 6:30 p.m. by President Eric Turner.

Present were President Eric Turner, Secretary/Treasurer Dave Voss, and Yvette Lewis by proxy to Dave Voss. Also present were Associa Community Manager Ferronica Briggs and Lee Harriss of the City of Grand Prairie.

1. As there were no citizens aside from the board members present, no citizens forum was held
2. The minutes of the May 6, 2024 meeting were reviewed and approved.
3. The board considered a proposal from Site Landscape Development to replace two Holly trees at the corner of Glacier Park and Hyde Park at a cost of \$3,478.49. One of the trees has already been cut down and the other is dead or dying. The replacement trees would be Desert Willow. A motion to accept the proposal was approved.
4. The board considered a proposal from Site Landscape Development to restore and enhance the landscaping at the traffic island at the entrance of Glacier Park and Roy Orr, along with minor enhancements at the entrance of Olympic Park Drive at Carrier Parkway at a cost of \$16,188.77. Over time the landscape has dwindled including a large amount of damage from the winter freezes of recent years. A motion to accept the proposal was approved.
5. Lee Harriss presented the Budget to Actuals Financial report as of May 20, 2024. It was noted that after nearly eight months or 64% of the fiscal year, only about 31% of the expense budget has been used, which should leave room the items discussed above.
6. As there were no citizens aside from the board members present, no citizens forum was held.
7. A motion to adjourn was approved at 7:02.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024
REQUESTER: Lee Harriss
PRESENTER: Eric Turner, President
TITLE: Open Meetings Act Presentation
RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner, President

TITLE: Discussion of Budget to Actual Financial Reports for July 31, 2024 and September 30, 2023

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 7/31/24 Preliminary

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>	<u>Estimated 9/30/2024</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>			
PVPID							
322292							
Beginning Resource Balance	162,000	175,715.88				175,715.88	
Revenues							
Spec Assess Delinquent	42610	-	600.78	600.78	0%	-	600.78
Special Assessment Income	42620	131,901	131,110.69	(790.31)	99%	-	131,110.69
Interest On Pid Assessment	42630	-	547.89	547.89	0%	-	547.89
Insurance Recovery Property	42770	-	-	1.00	0%	-	-
Devlpr Particip/Projects	46110	10,000	4,704.00	(5,296.00)	47%	-	10,000.00
Miscellaneous	46395	-	-	-	0%	-	-
Interest Earnings	49410	-	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-	-
Trsf In/Parks Venue (3170)	49780	725	545.00	(180.00)	75%	-	725.00
Total Revenues	142,626	137,508.36	(5,116.64)	96%	-	142,984.36	
Expenditures							
Office Supplies	60020	100	209.30	(109.30)	209%	46.02	250.00
Decorations	60132	1,500	-	1,500.00	0%	-	-
Beautification	60490	6,000	19,670.91	(13,670.91)	328%	15,827.27	22,670.91
Graffiti Cleanup	60775	-	-	-	0%	-	-
Wall Maintenance	60776	25,000	1,677.50	23,322.50	7%	1,677.50	25,000.00
Mowing Contractor	61225	39,006	28,687.40	10,318.60	74%	8,089.00	43,324.00
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	662	662.30	(0.30)	100%	-	662.30
Miscellaneous Services	61485	225	138.90	86.10	62%	-	138.90
Fees/Administration	61510	7,572	5,679.00	1,893.00	75%	631.00	7,572.00
Postage And Delivery Charges	61520	120	-	120.00	0%	-	-
Light Power Service	62030	2,000	977.50	1,022.50	49%	-	2,000.00
Water/Wastewater Service	62035	25,000	15,670.98	9,329.02	63%	3,396.87	25,000.00
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Irrigation System Maintenance	63065	5,000	4,752.78	247.22	95%	3,839.99	8,000.00
Decorative Lighting Maintenan	63146	1,500	-	1,500.00	0%	-	1,500.00
Property Insurance Premium	64080	550	607.00	(57.00)	110%	-	607.00
Liability Insurance Premium	64090	250	291.96	(41.96)	117%	-	291.96
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	114,485	79,025.53	35,459.47	69%	33,507.65	137,017.07	
Ending Resource Balance	190,141	234,198.71				181,683.17	

Parkview Public Improvement District

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

Budget/Actual Report for Fiscal 2024
322292
Parkview Public Improvement District
as of 7/31/24 Preliminary

	10/1/2023 - 9/30/2024					Current Month	
	Budget	Actual			Total		Difference
		Single Family Homes PVPSF	Townhomes PVPTH	PVPID			
Beginning Resource Balance	162,000				175,715.88	13,715.88	
Revenues							
Spec Assess Delinquent	42610	-		600.78	600.78	600.78	
Special Assessment Income	42620	131,901		131,110.69	131,110.69	(790.31)	
Interest On Pid Assessment	42630	-		547.89	547.89	547.89	
Insurance Recovery Property	42770	-		-	-	-	
Devlpr Particip/Projects	46110	10,000		4,704.00	4,704.00	(5,296.00)	
Miscellaneous	46395	-		-	-	-	
Interest Earnings	49410	-		-	-	-	
Int Earnings - Tax Collections	49470	-		-	-	-	
Trsf-In Risk Mgmt Funds (Prop	49686	-		-	-	-	
Trsf In/Parks Venue (3170)	49780	725		545.00	545.00	(180.00)	
Total Revenues	142,626			137,508.36	137,508.36	(5,117.64)	
Expenditures							
Office Supplies	60020	100	34.00	129.28	-	209.30	
Decorations	60132	1,500	-	-	-	109.30	
Beautification	60490	6,000	-	3,843.64	-	(1,500.00)	
Graffiti Cleanup	60775	-	-	-	-	13,670.91	
Wall Maintenance	60776	25,000	-	-	-	15,827.27	
Mowing Contractor	61225	39,006	3,270.00	25,417.40	-	-	
Legal Services	61360	-	-	-	-	(23,322.50)	
Collection Services	61380	662	-	-	662.30	1,677.50	
Miscellaneous Services	61485	225	35.00	103.90	-	28,687.40	
Fees/Administration	61510	7,572	1,359.00	4,320.00	-	(10,318.60)	
Postage And Delivery Charges	61520	120	-	-	-	8,089.00	
Light Power Service	62030	2,000	44.24	933.26	-	-	
Water/Wastewater Service	62035	25,000	1,019.75	11,254.36	-	977.50	
Bldgs And Grounds Maintenance	63010	-	-	-	-	(1,022.50)	
Irrigation System Maintenance	63065	5,000	15.15	897.64	-	(9,329.02)	
Roadway Markings/Signs Maint	63115	-	-	-	-	3,396.87	
Decorative Lighting Maintenanc	63146	1,500	-	-	-	-	
Property Insurance Premium	64080	550	104.00	503.00	-	(247.22)	
Liability Insurance Premium	64090	250	76.39	215.57	-	3,839.99	
Miscellaneous Improvement	68020	-	-	-	-	-	
Fencing	68061	-	-	-	-	-	
Row/Easement Title Purchase	68091	-	-	-	-	-	
Landscaping	68250	-	-	-	-	-	
Signs	68390	-	-	-	-	-	
Irrigation Systems	68635	-	-	-	-	-	
Total Expenditures	114,485	5,957.53	47,618.05	662.30	79,025.53	(35,459.47)	
Ending Resource Balance	190,141				234,198.71	44,057.71	

Parkview Public Improvement District

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

Budget/Actual Report for Fiscal 2023
322292
Parkview Public Improvement District
as of 9/30/23

	<u>10/1/2022 - 9/30/2023</u>				<u>Current</u> <u>Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
PVPID					
322292					
Beginning Resource Balance	124,000	127,417.19			
Revenues					
Spec Assess Delinquent	42610	-	755.64	755.64	0%
Special Assessment Income	42620	106,932	106,683.65	(248.35)	100%
Interest On Pid Assessment	42630	-	593.67	593.67	0%
Devlpr Particip/Projects	46110	8,500	10,177.54	1,677.54	120%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop	49686	-	11,016.35	11,016.35	0%
Trsf In/Parks Venue (3170)	49780	725	725.00	-	100%
Total Revenues	116,157	129,951.85	13,794.85	112%	5,621.45
Expenditures					
Office Supplies	60020	100	20.89	79.11	21%
Decorations	60132	1,500	-	1,500.00	0%
Beautification	60490	6,000	803.25	5,196.75	13%
Graffiti Cleanup	60775	-	-	-	0%
Wall Maintenance	60776	25,000	7,946.00	17,054.00	32%
Mowing Contractor	61225	37,233	38,284.81	(1,051.81)	103%
Legal Services	61360	-	-	-	0%
Collection Services	61380	662	659.40	2.60	100%
Miscellaneous Services	61485	225	193.07	31.93	86%
Fees/Administration	61510	7,497	7,518.00	(21.00)	100%
Postage And Delivery Charges	61520	120	-	120.00	0%
Light Power Service	62030	2,000	1,342.95	657.05	67%
Water/Wastewater Service	62035	23,000	19,781.04	3,218.96	86%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	3,500	4,386.19	(886.19)	125%
Decorative Lighting Maintenanc	63146	1,500	-	1,500.00	0%
Property Insurance Premium	64080	500	499.00	1.00	100%
Liability Insurance Premium	64090	250	218.56	31.44	87%
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	109,087	81,653.16	27,433.84	75%	12,043.05
Ending Resource Balance	131,070	175,715.88			

Parkview Public Improvement District

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

Budget/Actual Report for Fiscal 2023
322292
Parkview Public Improvement District
as of 9/30/23

	10/1/2022 - 9/30/2023					Current Month		
	<u>Budget</u>	<u>Actual</u>			<u>Total</u>		<u>Difference</u>	
		Single Family Homes PVPSF	Townhomes PVPTH	PVPID				
Beginning Resource Balance	124,000				127,417.19	3,417.19		
Revenues								
Spec Assess Delinquent	42610	-		755.64	755.64	755.64	-	
Special Assessment Income	42620	106,932		106,683.65	106,683.65	(248.35)	-	
Interest On Pid Assessment	42630	-		593.67	593.67	593.67	2.92	
Devlpr Particip/Projects	46110	8,500		10,177.54	10,177.54	1,677.54	5,558.53	
Miscellaneous	46395	-		-	-	-	-	
Interest Earnings	49410	-		-	-	-	-	
Int Earnings - Tax Collections	49470	-		-	-	-	-	
Trsf-In Risk Mgmt Funds (Prop	49686	-		11,016.35	11,016.35	11,016.35	-	
Trsf In/Parks Venue (3170)	49780	725		725.00	725.00	-	60.00	
Total Revenues	116,157			129,951.85	129,951.85	13,794.85	5,621.45	
Expenditures								
Office Supplies	60020	100	4.00	16.89	-	20.89	(79.11)	-
Decorations	60132	1,500	-	-	-	-	(1,500.00)	-
Beautification	60490	6,000	267.75	535.50	-	803.25	(5,196.75)	-
Graffiti Cleanup	60775	-	-	-	-	-	-	-
Wall Maintenance	60776	25,000	-	7,946.00	-	7,946.00	(17,054.00)	-
Mowing Contractor	61225	37,233	4,363.00	33,921.81	-	38,284.81	1,051.81	8,020.25
Legal Services	61360	-	-	-	-	-	-	-
Collection Services	61380	662	-	-	659.40	659.40	(2.60)	-
Miscellaneous Services	61485	225	52.72	136.35	4.00	193.07	(31.93)	27.00
Fees/Administration	61510	7,497	1,802.00	5,716.00	-	7,518.00	21.00	1,262.00
Postage And Delivery Charges	61520	120	-	-	-	-	(120.00)	-
Light Power Service	62030	2,000	69.05	1,273.90	-	1,342.95	(657.05)	101.94
Water/Wastewater Service	62035	23,000	1,964.40	17,816.64	-	19,781.04	(3,218.96)	2,631.86
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-	-
Irrigation System Maintenance	63065	3,500	-	4,386.19	-	4,386.19	886.19	-
Roadway Markings/Signs Maint	63115	-	-	-	-	-	-	-
Decorative Lighting Maintenanc	63146	1,500	-	-	-	-	(1,500.00)	-
Property Insurance Premium	64080	500	97.00	402.00	-	499.00	(1.00)	-
Liability Insurance Premium	64090	250	54.96	163.60	-	218.56	(31.44)	-
Miscellaneous Improvement	68020	-	-	-	-	-	-	-
Fencing	68061	-	-	-	-	-	-	-
Row/Easement Title Purchase	68091	-	-	-	-	-	-	-
Landscaping	68250	-	-	-	-	-	-	-
Signs	68390	-	-	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-	-	-
Total Expenditures	109,087	8,674.88	72,314.88	663.40	81,653.16	(27,433.84)	12,043.05	
Ending Resource Balance	131,070				175,715.88	44,645.88		

Parkview Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner - President

TITLE: Consider FY 2025 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 12
Parkview
Five Year Service Plan 2025 - 2029

Income based on Assessment Rate of \$0.215 per \$100 of appraised value.
 The FY 2024 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	\$61,427,617	\$ 0.215	\$ 132,069			
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 181,000	\$ 201,773	\$ 231,804	\$ 272,215	\$ 324,251
P.I.D. Assessment	42620	\$ 132,069	\$ 145,276	\$ 159,804	\$ 175,784	\$ 193,363
Developer Participation/Projects	46110	10,000	10,000	10,000	10,000	10,000
City Contribution	49780	949	949	949	949	949
TOTAL INCOME		\$ 143,018	\$ 156,225	\$ 170,753	\$ 186,733	\$ 204,312
Amount Available		\$ 324,018	\$ 357,999	\$ 402,557	\$ 458,948	\$ 528,563

EXPENSES:						
Description		2025	2026	2027	2028	2029
Office Supplies	60020	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
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	43,324	45,490	47,765	50,153	52,661
Collection Service	61380	654	654	654	654	654
Misc.	61485	225	225	225	225	225
Admin./Management	61510	7,572	7,951	8,348	8,766	9,204
Postage	61520	120	120	120	120	120
Electric Power	62030	2,000	2,100	2,205	2,315	2,431
Water Utility	62035	25,000	26,250	27,563	28,941	30,388
Irrigation System Maint.	63065	8,000	8,000	8,000	8,000	8,000
Decorative Lighting Maintenance	63146	1,500	1,500	1,500	1,500	1,500
Property Insurance Premium	64080	700	735	772	810	851
Liability Insurance Premium	64090	400	420	441	463	486
Fencing	68061	-	-	-	-	-
TOTAL EXPENSES		\$ 122,245	\$ 126,195	\$ 130,342	\$ 134,697	\$ 139,269
Ending Balance*		\$ 201,773	\$ 231,804	\$ 272,215	\$ 324,251	\$ 389,294

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$215		
\$200,000	\$430		
\$300,000	\$645	Avg. Property Value:	\$ 273,012
\$400,000	\$860	Avg. Property Assessment:	\$ 587
\$500,000	\$1,075	No. of Properties:	225

*Future wall replacement



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner, President

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/07/2024

REQUESTER: Lee Harriss

PRESENTER: Eric Turner. President

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