



**GREENWAY TRAILS PUBLIC IMPROVEMENT
DISTRICT BOARD MEETING**
BEEF O'BRADY'S, 1000 GEORGE HOPPER ROAD, MIDLOTHIAN, TX
76065
WEDNESDAY, AUGUST 23, 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.

Consider proposal from Site Landscape Development in the amount of \$186,152.23 for Landscape Maintenance (\$174,152.23), Beautification (\$10,000), and Irrigation System Maintenance (\$2,000) at Heritage Parkway, Double Oak Ave, Oaktree Lane, Branch Hollow Drive, Walnut Ridge Drive, and Pond area

2.

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

3.

Consider FY 2024 Budget and Assessment Rate

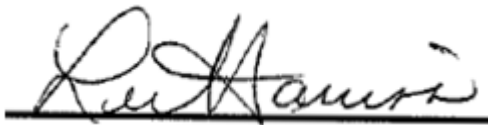
CITIZENS' FORUM

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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 18, 2023.



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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/23/2023

REQUESTER: Lee Harriss

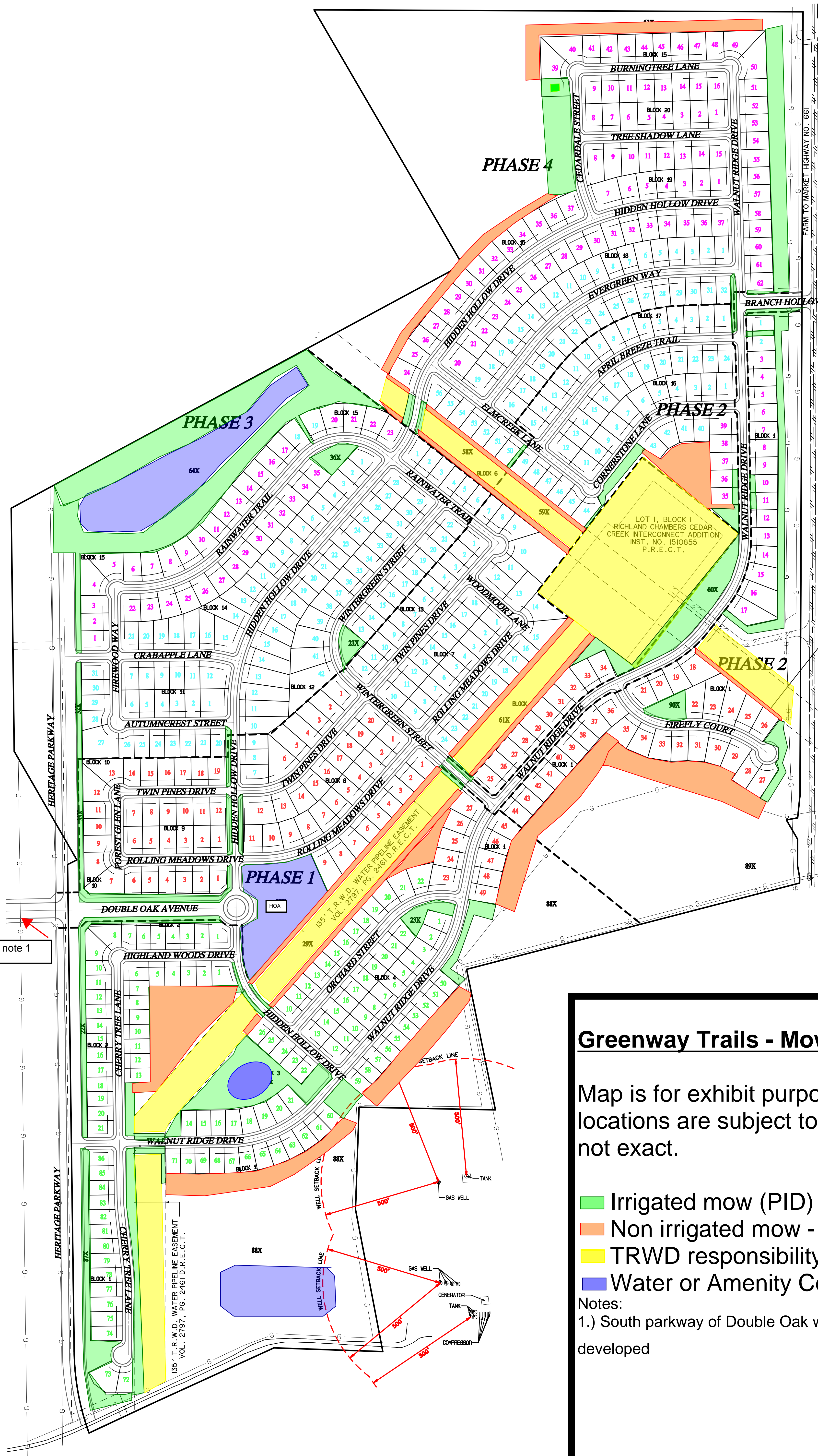
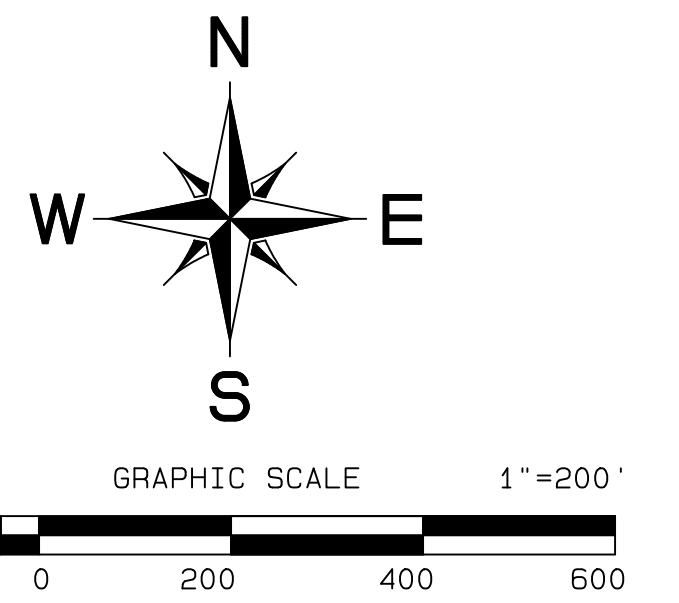
PRESENTER: Justin Bosworth, President

TITLE: Consider proposal from Site Landscape Development in the amount of \$186,152.23 for Landscape Maintenance (\$174,152.23), Beautification (\$10,000), and Irrigation System Maintenance (\$2,000) at Heritage Parkway, Double Oak Ave, Oaktree Lane, Branch Hollow Drive, Walnut Ridge Drive, and Pond area

Greenway Trails PID

2023-2024 Maintenance Services

Functions	Frequency	Cost	July	August	September	October	November	December	January	February	March	April	May	June	Total
Monthly Occurances	36		5	4	5	3	1	1	1	1	2	4	5	4	36
Irrigated Mow, edge, weedeat (Green Areas)	36	\$ 1,900.49	\$ 9,502.45	\$ 7,601.96	\$ 9,502.45	\$ 5,701.47	\$ 1,900.49	\$ 1,900.49	\$ 1,900.49	\$ 1,900.49	\$ 3,800.98	\$ 7,601.96	\$ 9,502.45	\$ 7,601.96	\$ 68,417.64
Non Irrigated Mow (Orange Areas)	18	\$ 1,300.84	\$ 2,601.68	\$ 2,601.68	\$ 2,601.68	\$ 1,300.84	\$ 1,300.84	\$ 1,300.84	\$ 1,300.84	\$ 1,300.84	\$ 1,300.84	\$ 2,601.68	\$ 2,601.68	\$ 2,601.68	\$ 23,415.12
Field Mow (Yellow Areas)	8	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00					\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 18,000.00
Hand weeding	36	\$ 41.35	\$ 206.75	\$ 165.40	\$ 206.75	\$ 124.05	\$ 41.35	\$ 41.35	\$ 41.35	\$ 41.35	\$ 82.70	\$ 165.40	\$ 206.75	\$ 165.40	\$ 1,323.20
Shrub & Ground Cover trimming	8	\$ 282.00	\$ 282.00	\$ 282.00	\$ 282.00	\$ 282.00					\$ 282.00	\$ 282.00	\$ 282.00	\$ 282.00	\$ 2,256.00
Pre/Post/Fert spray	2	\$ 2,200.05		\$ 2,200.05						\$ 2,200.05					\$ 4,400.10
Turf Fertilizer	3	\$ 6,210.00		\$ 6,210.00							\$ 6,210.00	\$ 6,210.00			\$ 18,630.00
Bed Pre-Emergent	2	\$ 79.00			\$ 79.00					\$ 79.00					\$ 158.00
Sprinkler Check/Adjust	12	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 1,216.13	\$ 14,593.56
Perennial Cut Backs	1	\$ 1,170.18								\$ 1,170.18					\$ 1,170.18
Debris Disposal	36	Included													
Tree Trimming Up To 7' Including Crepes	1	\$ 2,262.35							2262.35						\$ 2,262.35
Tree well maintenance	8	Included													\$ -
Fire ant control topical treatment	12	included													\$ -
Fertilization - Beds	2	\$ 123.51				\$ 123.51					\$ 123.51				\$ 247.02
Seasonal color - Winter-3158 4" pots	1	\$ 7,506.43				\$ 7,506.43									\$ 7,506.43
Seasonal color - Summer-3158 4" pots	1	\$ 7,506.43											\$ 7,506.43		\$ 7,506.43
Mulch Beds and Tree Well @ 1"	1	\$ 4,266.20								\$ 4,266.20					\$ 4,266.20
Monthly & Yearly Totals			\$ 16,059.01	\$ 20,327.17	\$ 18,338.06	\$ 18,504.43	\$ 4,458.81	\$ 4,458.81	\$ 6,721.16	\$ 7,908.04	\$ 15,142.65	\$ 20,450.68	\$ 23,565.44	\$ 14,117.17	\$ 174,152.23



See note 1

130' T.C.W.C. & I.D. NO. 1
EASEMENT PER VOL. 490,
PG. 551 D.R.E.C.T.

Greenway Trails - Mow Map Exhibit

Map is for exhibit purposes only, lot counts and locations are subject to change. Mow lines are not exact.

- Irrigated mow (PID)
- Non irrigated mow - 10' off fence line (PID)
- TRWD responsibility
- Water or Amenity Center

Notes:
1.) South parkway of Double Oak will be mowed until land is developed

ENGINEERS/SURVEYOR:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
Fax (817) 329-4453
TBPE Firm No. F-2944

OWNED/DEVELOPED BY:
D.R. HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800
Email: JBosworth@drhorton.com

353.18 ACRES
SITUATED IN THE
616 RESIDENTIAL LOTS AND
LOCATED IN A PORTION OF THE
S. M. BLAIR SURVEY, ABSTRACT NO. 135,
THE H. HENDERSON SURVEY, ABSTRACT NO. 432,
AND THE J. LAWRENCE SURVEY, ABSTRACT NO. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
JUNE, 2020

Kate Lal.

E:\N0678 - Greenway Trails\Plans\



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/23/2023

REQUESTER: Lee Harriss

PRESENTER: Justin Bosworth, President

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

Budget/Actual Report for Fiscal 2023
322992
Greenway Trails Public Improvement District
as of 8/12/23 Preliminary

	10/1/2022 - 9/30/2023				Current Month	Estimate 9/30/23
	Budget	Actual	Difference	% Used		
GTPID 322992						
Beginning Resource Balance	1,000	27,855.60				27,855.60
Revenues						
Spec Assess Delinquent	42610	-	426.17	426.17	0%	426.17
Special Assessment Income	42620	259,876	255,776.59	(4,099.41)	98%	257,277.24
Interest On Pid Assessment	42630	-	1,846.24	1,846.24	0%	1,846.24
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	2,057	1,715.00	(342.00)	83%	2,057.00
Total Revenues	261,933	259,764.00	(2,169.00)	99%	-	261,606.65
Expenditures						
Office Supplies	60020	600	133.14	466.86	22%	600.00
Decorations	60132	10,000	4,455.00	5,545.00	45%	4,455.00
Beautification	60490	10,000	-	10,000.00	0%	10,000.00
Graffiti Cleanup	60775	1,000	-	1,000.00	0%	1,000.00
Wall Maintenance	60776	1,000	-	1,000.00	0%	-
Professional Engineering Servi	61041	-	-	-	0%	-
Mowing Contractor	61225	121,000	67,930.05	53,069.95	56%	121,000.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	2,018	1,463.20	554.80	73%	1,463.20
Miscellaneous Services	61485	500	-	500.00	0%	-
Fees/Administration	61510	18,000	6,314.42	11,685.58	35%	18,000.00
Postage And Delivery Charges	61520	600	-	600.00	0%	600.00
Light Power Service	62030	12,000	5,165.24	6,834.76	43%	12,000.00
Water/Wastewater Service	62035	50,000	8,510.82	41,489.18	17%	50,000.00
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Pond Maintenance-Aquatic	63038	13,200	4,598.96	8,601.04	35%	13,200.00
Pond Maintenance-Equipment	63039	5,000	-	5,000.00	0%	-
Irrigation System Maintenance	63065	1,000	-	1,000.00	0%	1,000.00
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Playgrounds/Picnic Areas Maint	63135	1,000	-	1,000.00	0%	-
Decorative Lighting Maintenanc	63146	500	-	500.00	0%	-
Property Insurance Premium	64080	1,400	-	1,400.00	0%	1,400.00
Liability Insurance Premium	64090	1,200	500.92	699.08	42%	500.92
Fencing	68061	-	-	-	0%	-
Architect/L/Engineering Servcs	68240	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Irrigation Systems	68635	-	-	-	0%	-
Total Expenditures	250,018	99,071.75	150,946.25	40%	1,899.55	235,219.12
Ending Resource Balance	12,915	188,547.85				54,243.13

Greenway Trails Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/23/2023

REQUESTER: Lee Harriss

PRESENTER: Justin Bosworth, President

TITLE: Consider FY 2024 Budget and Assessment Rate

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 19
Greenway Trails
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.20 per \$100 of appraised value.
 The FY 2023 rate was \$0.20 per \$100 of appraised value
 Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value	Estimated	\$188,450,097	\$ 0.20	\$ 376,900		
		2024	2025	2026	2027	2028
Estimated No. of New Homes Built by Year		108	131	104	-	-
Estimated Total No. of Improved Properties		416	547	651	651	651
Estimated No. of Unimproved Properties		235	104	-	-	-
Total No. of Properties		651	651	651	651	651
Beginning Balance (Estimated)		\$ 54,000	\$ 96,777	\$ 232,593	\$ 352,726	\$ 423,105
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 376,900	\$ 481,401	\$ 501,270	\$ 501,270	\$ 501,270
City Contribution	49780	2,057	2,057	2,057	2,057	2,057
TOTAL INCOME		\$ 378,957	\$ 483,458	\$ 503,327	\$ 503,327	\$ 503,327
Amount Available		\$ 432,957	\$ 580,235	\$ 735,920	\$ 856,053	\$ 926,432

EXPENSES:						
Description		2024	2025	2026	2027	2028
Office Supplies	60020	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
Decorations	60132	15,000	15,000	15,000	15,000	15,000
Beautification	60490	10,000	10,000	10,000	45,000	45,000
Graffiti Cleanup	60775	1,000	1,000	1,000	1,000	1,000
Wall Maintenance	60776	1,000	1,000	5,000	5,000	20,000
Mowing Contractor	61225	174,152	182,860	192,003	201,603	211,683
Collection Service (\$3.10/Acct)	61380	2,018	2,018	2,018	2,018	2,018
Misc.	61485	500	500	10,000	10,000	10,000
Admin./Management	61510	18,900	18,900	18,900	18,900	18,900
Postage	61520	600	600	600	600	600
Electric Power	62030	24,310	24,310	25,526	26,802	28,142
Water Utility	62035	52,500	55,125	57,881	60,775	63,814
Pond Maintenance-Aquatic	63038	16,000	16,000	16,800	17,640	18,522
Pond Maintenance-Equipment	63039	12,000	12,000	12,000	12,000	12,000
Irrigation System Maint.	63065	2,000	2,000	10,000	10,000	25,000
Playgrounds/Picnic Areas Maint	63135	1,000	1,000	1,000	1,000	10,000
Decorative Lighting Maintenance	63146	2,000	2,000	2,000	2,000	10,000
Property Insurance Premium	64080	1,400	1,470	1,544	1,621	1,702
Liability Insurance Premium	64090	1,200	1,260	1,323	1,389	1,459
Fencing		-	-	-	-	-
TOTAL EXPENSES		\$ 336,180	\$ 347,643	\$ 383,194	\$ 432,948	\$ 495,441
Ending Balance*		\$ 96,777	\$ 232,593	\$ 352,726	\$ 423,105	\$ 430,991

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	Est. Property Value (Completed Constr.):	\$ 385,000
\$100,000	\$ 200	Avg. Est. Property Value (Unimproved):	\$ 52,230
\$200,000	\$ 400	Avg. Property Value:	\$ 289,478
\$300,000	\$ 600	Avg. Assessment:	\$ 579
\$400,000	\$ 800	No. of Properties:	651
\$500,000	\$ 1,000		
\$600,000	\$ 1,200		
\$700,000	\$ 1,400		

* Future Fence Replacement