

# Peninsula PID Annual Meeting

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September 17, 2025  
6:30PM

Mira Lagos Clubhouse  
3025 S. Camino Lagos  
Grand Prairie, Texas 75054



# AGENDA

Call to Order.....	Ken Self
Citizens Forum.....	Ken Self
Introductions.....	Ken Self
City Council Member District 6.....	Kurt Johnson
City Council Member District 4 .....	John Lopez
City Council Member At Large- Place 7 .....	Bessye Adams
City Council Member At Large- Place 8 .....	Junior Ezeonu
Consider Meeting Minutes 8.19.25.....	Ken Self
Consider Next Meeting Date.....	Ken Self
Financial Reports and FY 2026 Budget.....	Lee Harriss
PID Annual Meeting Presentation.....	Ken Self
Election of Two Open Board Seats.....	Ken Self
Citizens Forum.....	Ken Self
Adjourn.....	Ken Self

City of Grand Prairie Website: [www.gptx.org/pid](http://www.gptx.org/pid)  
Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's ([www.tad.org](http://www.tad.org)) and Dallas Central Appraisal District's ([www.dallascad.org](http://www.dallascad.org)) records. You may check your property information by logging on to the appraisal district's website.

# CALL TO ORDER

- Please hold questions until the “Open Discussion” section of the agenda
- Please obtain a ballot for this evening's board member election
- Please fill out a speaker card for all questions so that we can provide follow-up data, if needed
- If you don't have a speaker card, please raise your hand and one will be provided to you. It is the Advisory Board's intent to provide response to all questions

# INTRODUCTIONS

## PID Advisory Board:

- **Ken Self**– President (Representing at Large)
- **Kevin Toth** – Vice President (Representing North of England)
- **Andrea Kinloch**– Secretary/Treasurer (Representing South of England)
- **Deborah Lawrence**– Member (Representing South of England)
- **David Clark** – Member (Representing North of England)

\*yellow highlight indicates board position is up for election

# INTRODUCTIONS (CONTINUED)

## **PID Management:**

- **Lee Harriss**, CPA, Special District Administrator, City of Grand Prairie: [Lharriss@gptx.org](mailto:Lharriss@gptx.org)
- **Brent Toncray**, PID Manager, First Service Residential: [brent.toncray2@fsresidential.com](mailto:brent.toncray2@fsresidential.com)



Grand Prairie Council Members  
Kurt Johnson, John Lopez, Junior Ezeonu, and  
Bessye Adams





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## PID Overview

# **PUBLIC IMPROVEMENT DISTRICT (PID)**

## **PURPOSE**

**State Law – Ch. 372 TX. Loc. Gov. Code allows creation**

### **Why the City likes this mechanism**

- Single family developments started adding more common areas to be maintained by city
- By maintaining and enhancing infrastructure, safety, and appearance, PIDs help stabilize or increase property values and make the community more attractive
- Works in cooperation with the city, but gives the district flexibility to address unique neighborhood priorities

### **Peninsula is a special place in the City**

- The City recognizes the Peninsula PID as a community that goes above and beyond to maintain its standards, making it a model of resident-led investment

### **What can they be used for**

- Maintenance and improvements



# PID BENEFITS

- Keeps entrances, medians, and common areas landscaped and maintained
- Pays for improvements and maintenance for property value growth and sustainment
- Pays for a higher level of maintenance than city will provide
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (municipality rate vs. commercial rates)
- Consistent collections delinquency rate lower than HOA (collection of payment is done with property taxes)
- City reimbursement to PID for basic level of maintenance (\$81,830 annually, increased to \$112,521 for 2023, and \$147,199 since FY2025)
- Provides improvements and maintenance above what the City can normally offer (extras that wouldn't otherwise be funded)
- Residents help guide how the funds are used, keeping decisions local

# HOW DOES A PID OPERATE?

- Assessment amounts – \$.0115 cents per \$100 of appraised value on property
- Assessments collected along with Grand Prairie city property taxes (collected by Dallas County); usually escrowed with mortgage
- Funds can only be used for cost of maintenance within the PID boundary and not for HOA owned common areas (pools & amenity centers)
- Budget prepared by citizens/PID Advisory Board and approved by The Grand Prairie City Council
- Contributions from builders and homeowners (improved lots only) and commercial lots as improved
- PID Board Homeowner Representatives selected by homeowners for 3 year terms
- Management of PID – oversees the day to day maintenance of the PID improvements. Reports to the Advisory Board and City of Grand Prairie.
- City of Grand Prairie Website: [www.gptx.org/pid](http://www.gptx.org/pid)
- Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's ([www.tad.org](http://www.tad.org)) and Dallas Central Appraisal District's ([www.dallascad.org](http://www.dallascad.org)) records. You may check your property information by logging on to the appraisal district's website



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## PID Operations

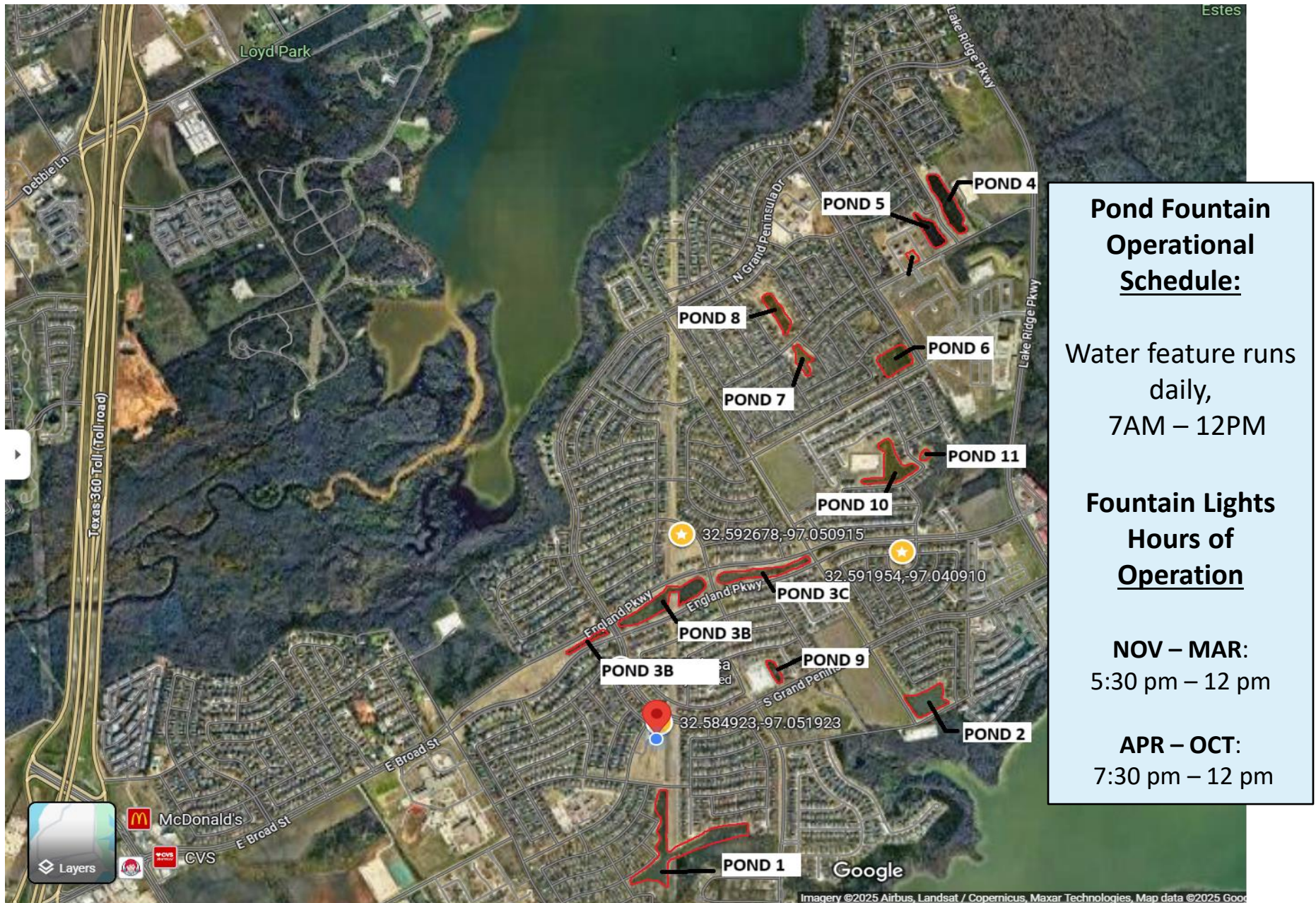
# Peninsula PID MAP

## Screening Wall Easements





# Peninsula PID Pond Map (12 total)



# **PID Manager Role & Responsibilities**

- Serve as a strategic community partner focused on homeowner value preservation and community enhancement
- Liaison for City, homeowners, vendors and various community partners on PID related items
- Conduct routine quality control and assurance inspections related to contract services and projects
- Develop appropriate scopes of work and execute request for proposals to ensure competitive
- Develop and oversee preventive maintenance schedules
- Negotiate contract terms and pricing for goods and services
- Procure vendor proposals for repairs, enhancements, and annual contracts
- Review and approve vendor invoices
- Schedule and prepare reports for quarterly and annual Advisory Board meetings
- Monitor the PID build-out revenue and expenses to be considered by the Advisory Board to be included in the annual budget & five-year plan

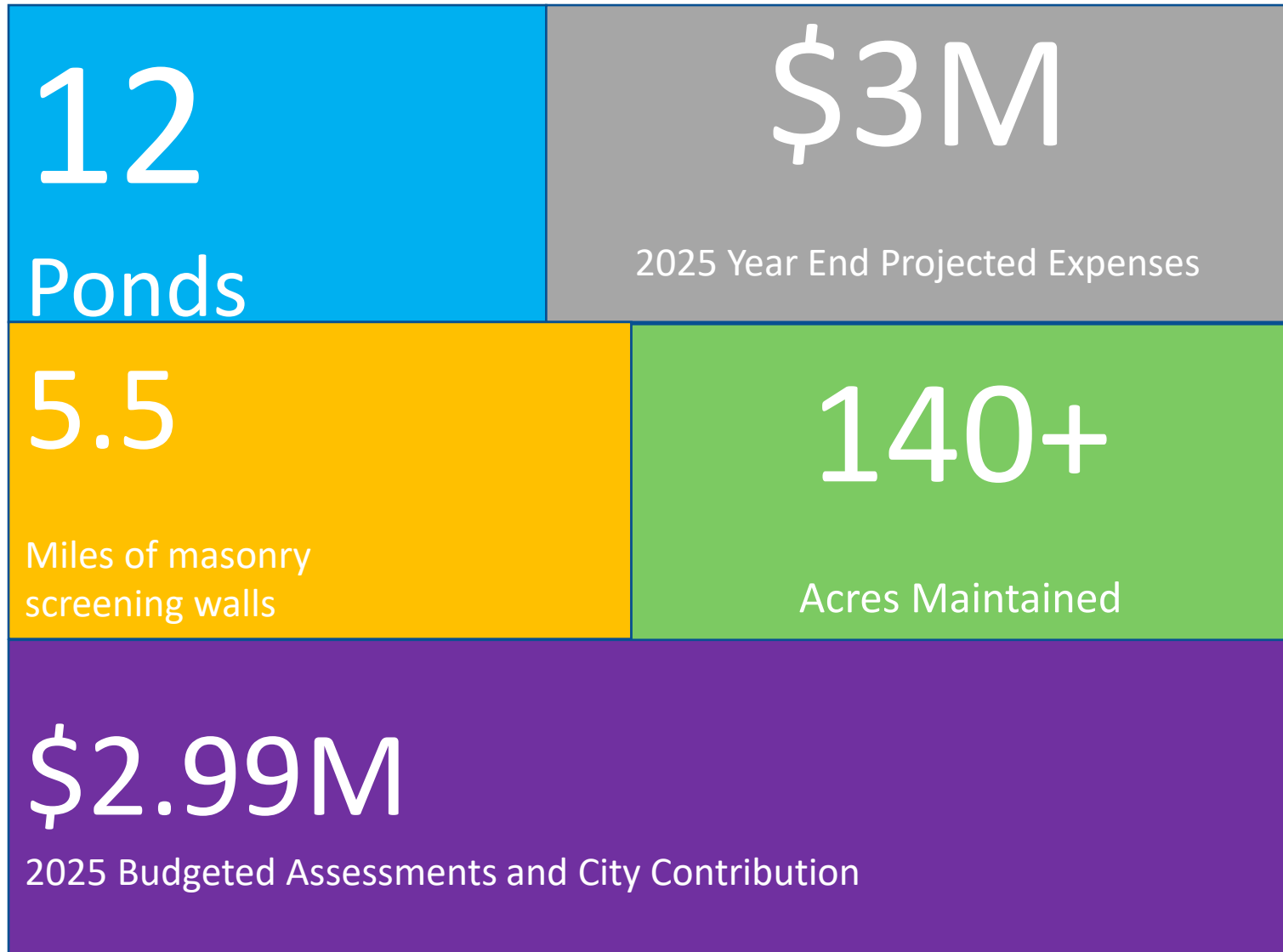
# Operations Overview

## General Maintenance & Repair Overview

- **Erosion Control (Ponds 2 & 8)** – ShoreSox erosion repair projects funded with City of Grand Prairie assistance, completed December 2024 with new sod installed
- **Erosion Control (Villa Di Lago & Grand Peninsula Drive)** – Four-phase erosion repair at Lakeshore Village entrance (\$103,632.50) and median repairs on Grand Peninsula Drive (\$50,724), approved May 2025
- **Pond 6 Full Erosion Repair** – Approved May 2025 to expand from partial to full circumference (\$171,600)
- **Pond 7 ShoreSox Erosion Repair** – Approved July 2025 for \$163,900
- **Pond 3 Irrigation Pump Replacement** – Approved July 2025 for full system replacement (\$45,036.78)
- **Pond 7 Fountain Replacement** – Approved May 2025 (\$24,649.04)
- **Pond 8 Dredging** – Approved March 2025 (\$99,618)
- **Dog Waste Stations** – Nine new stations installed (\$4,320)
- **Tree and Landscaping Additions** –
  - 32 new trees installed on Grandway Drive (\$23,834.50)
  - 28 Eastern Red Cedars replaced on Seeton Road (\$26,325)
- **Light Pole & Decorative Sign Maintenance**
  - Multiple repaint/repair projects approved Oct 2024 – Dec 2024 (totaling ~\$45,000)
  - Additional repaint/repair projects approved March 2025 (\$8,160 & \$20,180)



# Operations Overview – Continued



# **Future Projects & Enhancements**

We Want Your Feedback! Your feedback as a homeowner is important to us. We want to implement enhancements where you see value. Please reach out to the PID Manager, Brent Toncray, with your feedback and suggestions and/or attend the PID Advisory Board Meetings. Refer to [www.gptx.org/pid/schedule](http://www.gptx.org/pid/schedule)

## **Upcoming Projects**

- Structural Tree Pruning and Dead Tree Removal (Landcare)- FY2026
- Day Miar Fence Replacement- FY2026 Q1-Q2
- Pond 7 Dredging FY2026 Q1-Q2
- Landscape Erosion Repairs along Sidewalks and Screen Walls – FY2026 Q1-Q3
- Brick Screen Wall Repairs and Replacements – FY2026 Q1-Q2

# ADVISORY BOARD

- PID Advisory Board membership is tied to community growth and type of property
- Five Board positions currently exist for residential, commercial and undeveloped land. Of those five (5) positions, all five (5) Board positions currently held by homeowners.
- Provides recommendations to the Grand Prairie City Council on how PID assessment funds should be budgeted and spent
- Acts as a liaison between residents and the City to make sure funds are used transparently and for the community's benefit
- Typically, a meeting is held every other month located at the Mira Lagos HOA Clubhouse. Meeting schedule is posted on the Grand Prairie website with links for PIDs: [www.gptx.org/pid/schedule](http://www.gptx.org/pid/schedule)

# Advisory Board Nominations & Election Process

## Nomination & Election Action Items

1. Nominations from the floor  
(2 positions up for election)
2. Ballot Voting
3. Collection & Tally of Ballots
4. Election Results

## Election and Term Details

- Elections are facilitated during the Annual Homeowner Meeting (meetings held annually in September)
- Three (3) Year Terms
- Nominations are taken during the meeting

# Upcoming Meetings

## ➤ **Council Member Junior Ezeonu Town Hall Meeting**

**When:** October 2<sup>nd</sup>, 2025, at 6:00PM

**Where:** Warmack Library

760 Bardin Road, Grand Prairie, 75052

## ➤ **Council Member John Lopez Town Hall Meeting**

**When:** November 12<sup>th</sup>, 2025, at 6:00PM

**Where:** Lake Ridge Operations Center

5610 Lake Ridge Parkway, Grand Prairie, 75052

## ➤ **City Council Meeting**

**When:** October 14<sup>th</sup>, November 4<sup>th</sup>, December 16<sup>th</sup>, 2025, at 6:30PM

**Where:** City Hall Council Chambers

300 West Main Street, Grand Prairie, 75050



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## Election Results

# **Citizens' Forum**

- Please limit commentary to 5 minutes per speaker to allow all attendees who wish to speak the opportunity to do so within the allotted meeting time
  - Per the Texas Open Meetings Act, Board members cannot speak or respond
- This presentation will be available on the GPTX website - [www.gptx.org/pid](http://www.gptx.org/pid)
- The PID Manager is available to you as a resource for any questions you may have related to PID maintenance and/or improvements

## **PID Manager Contact Information**

Brent Toncray

Email: [brent.toncray@fsresidential.com](mailto:brent.toncray@fsresidential.com)





**ADJOURN**

Thank You  
for your continued  
community partnership!